HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: January 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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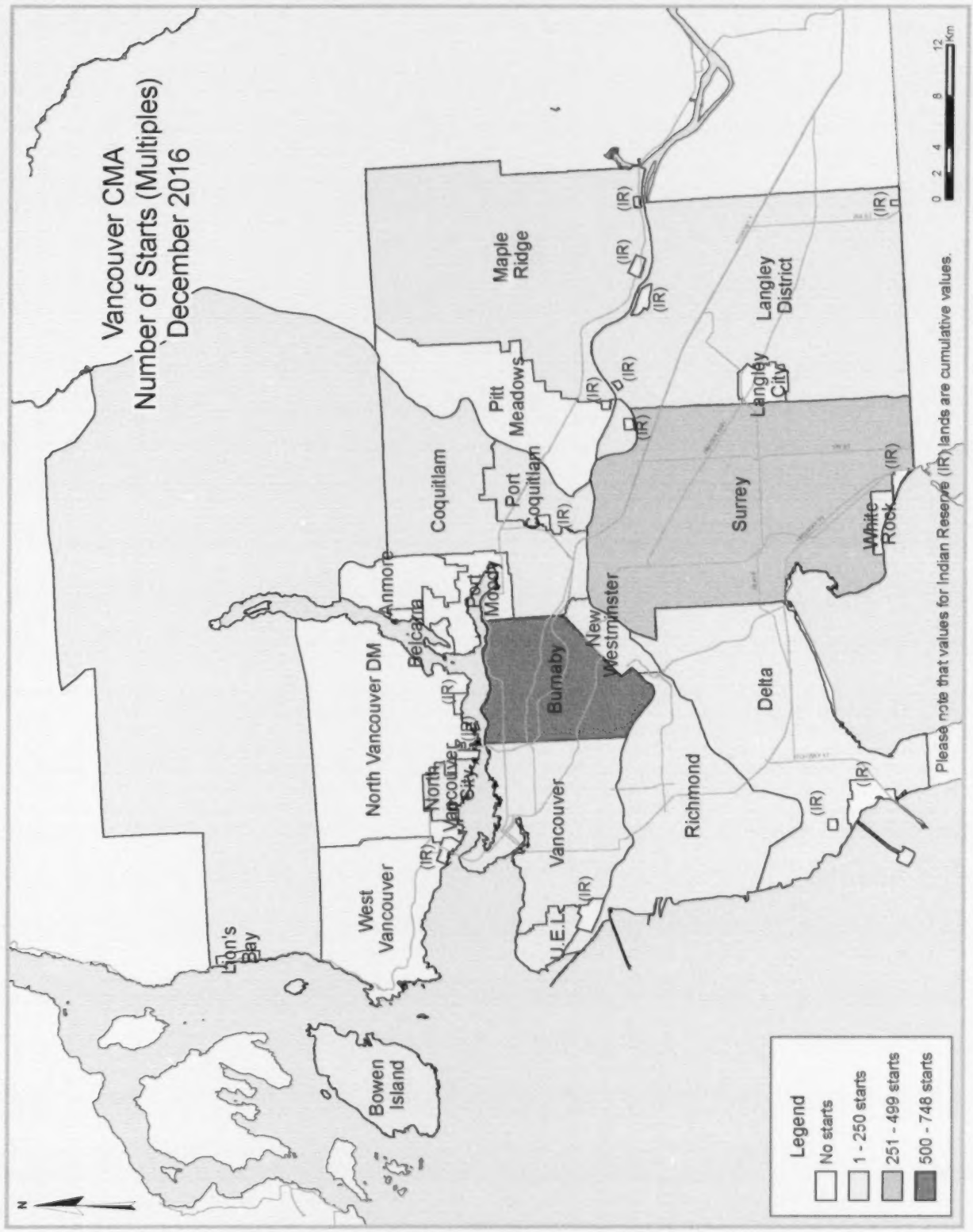
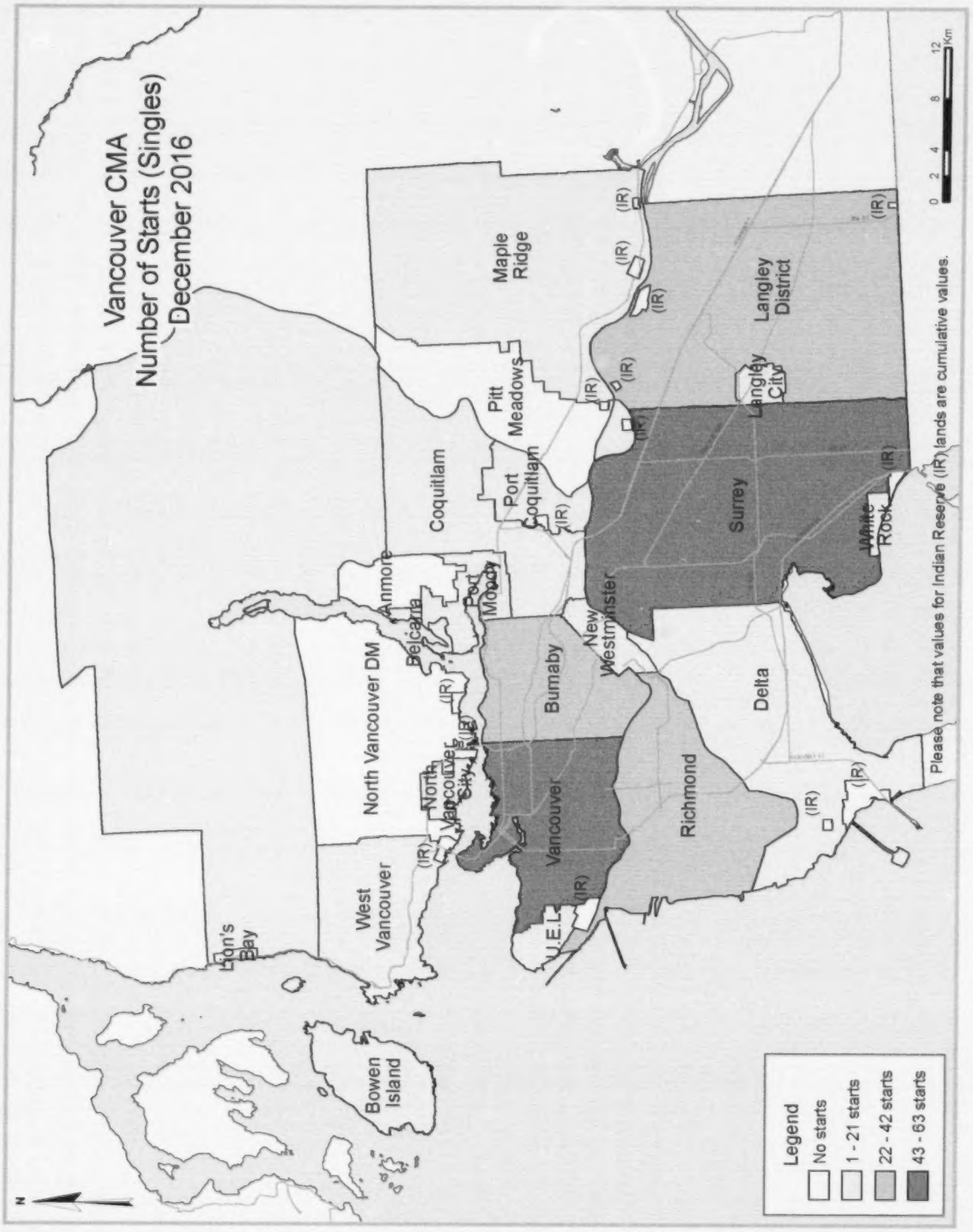
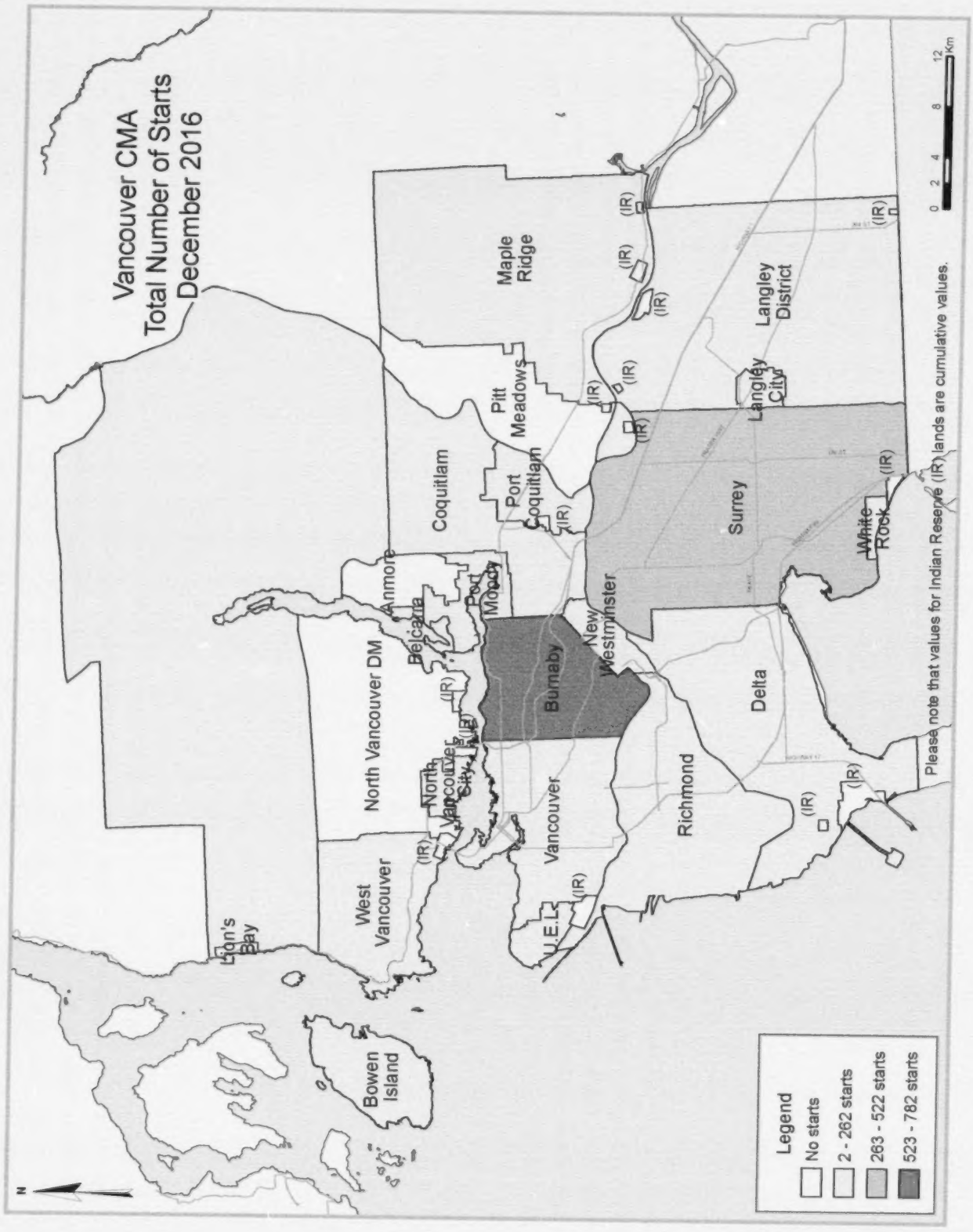
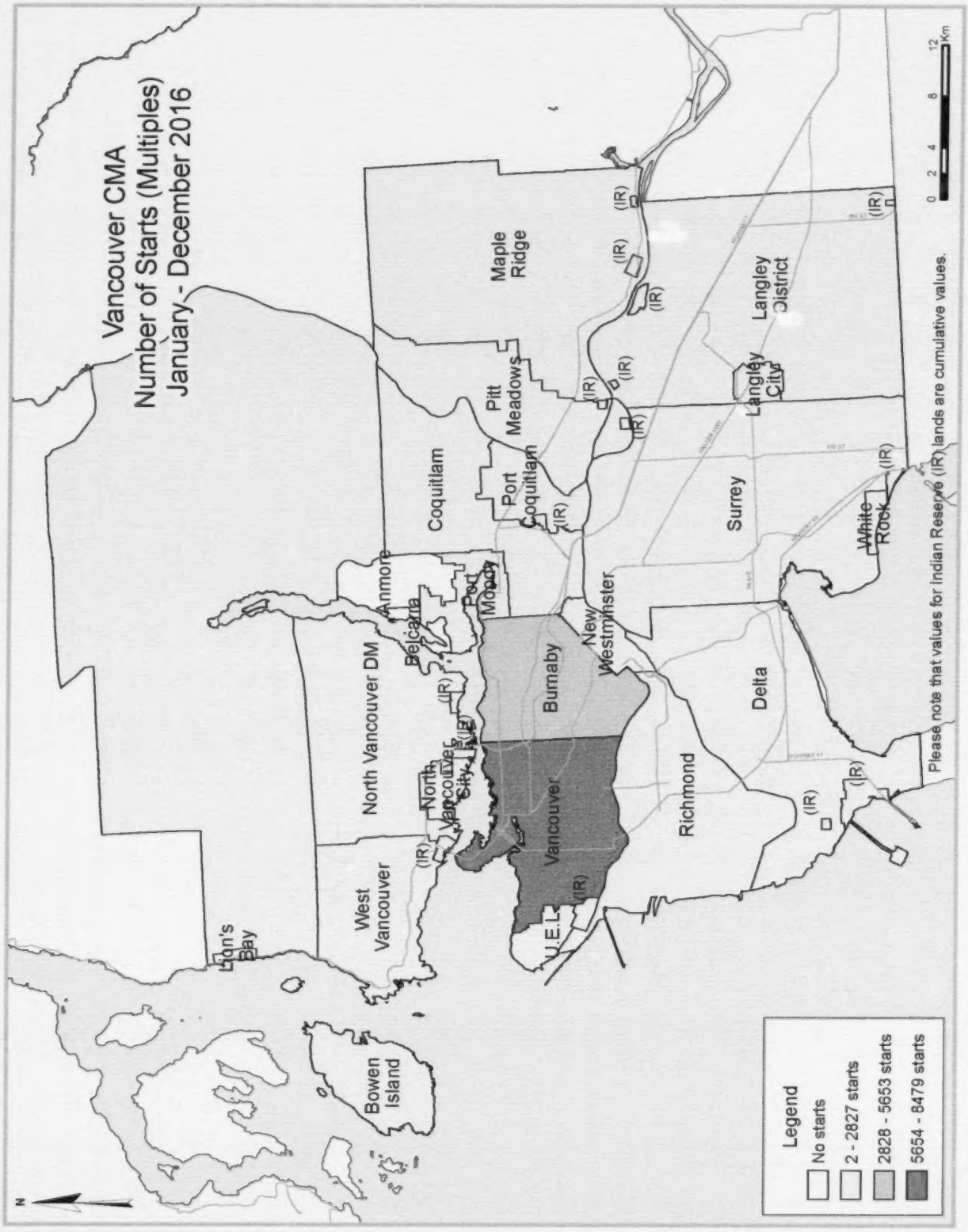
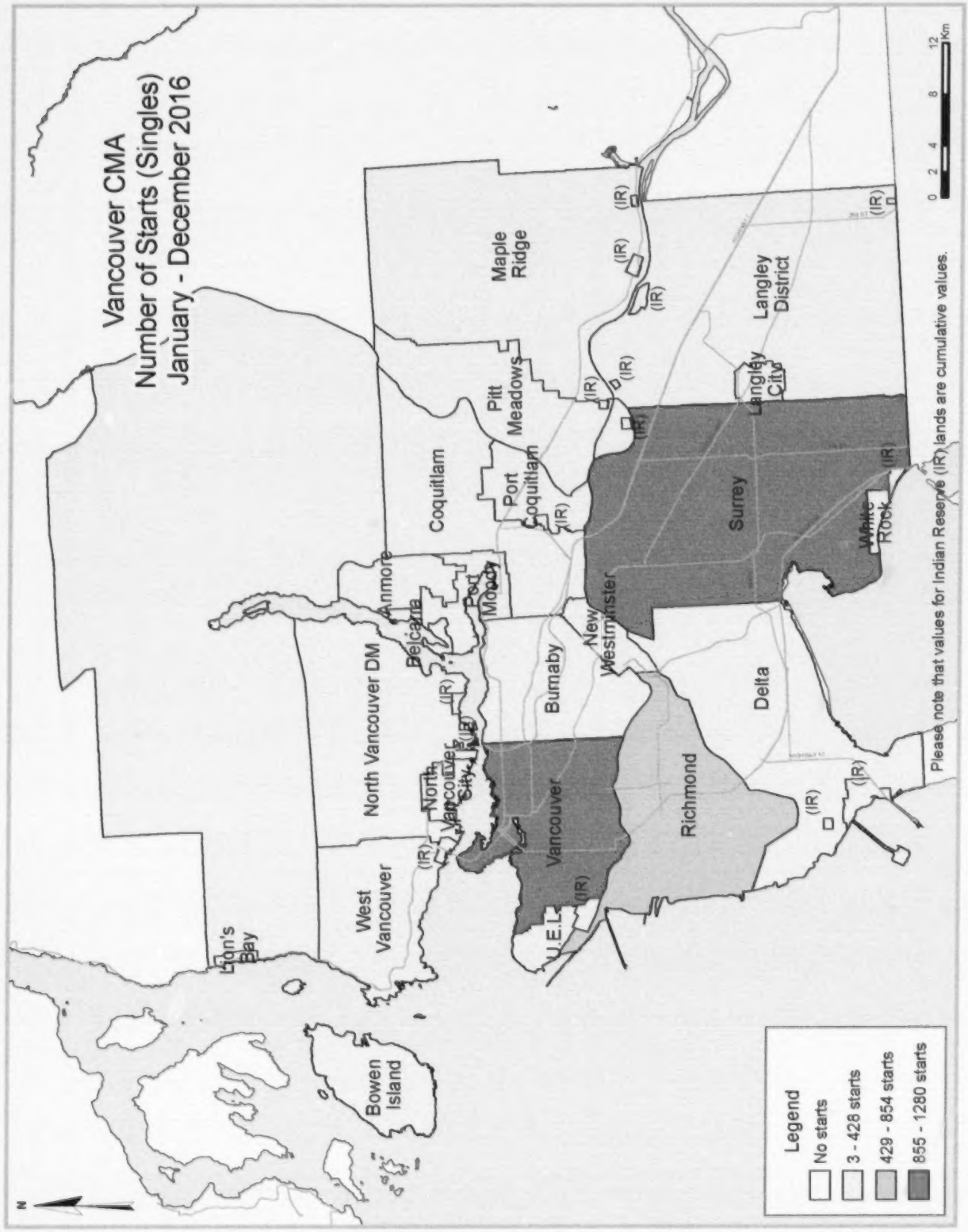
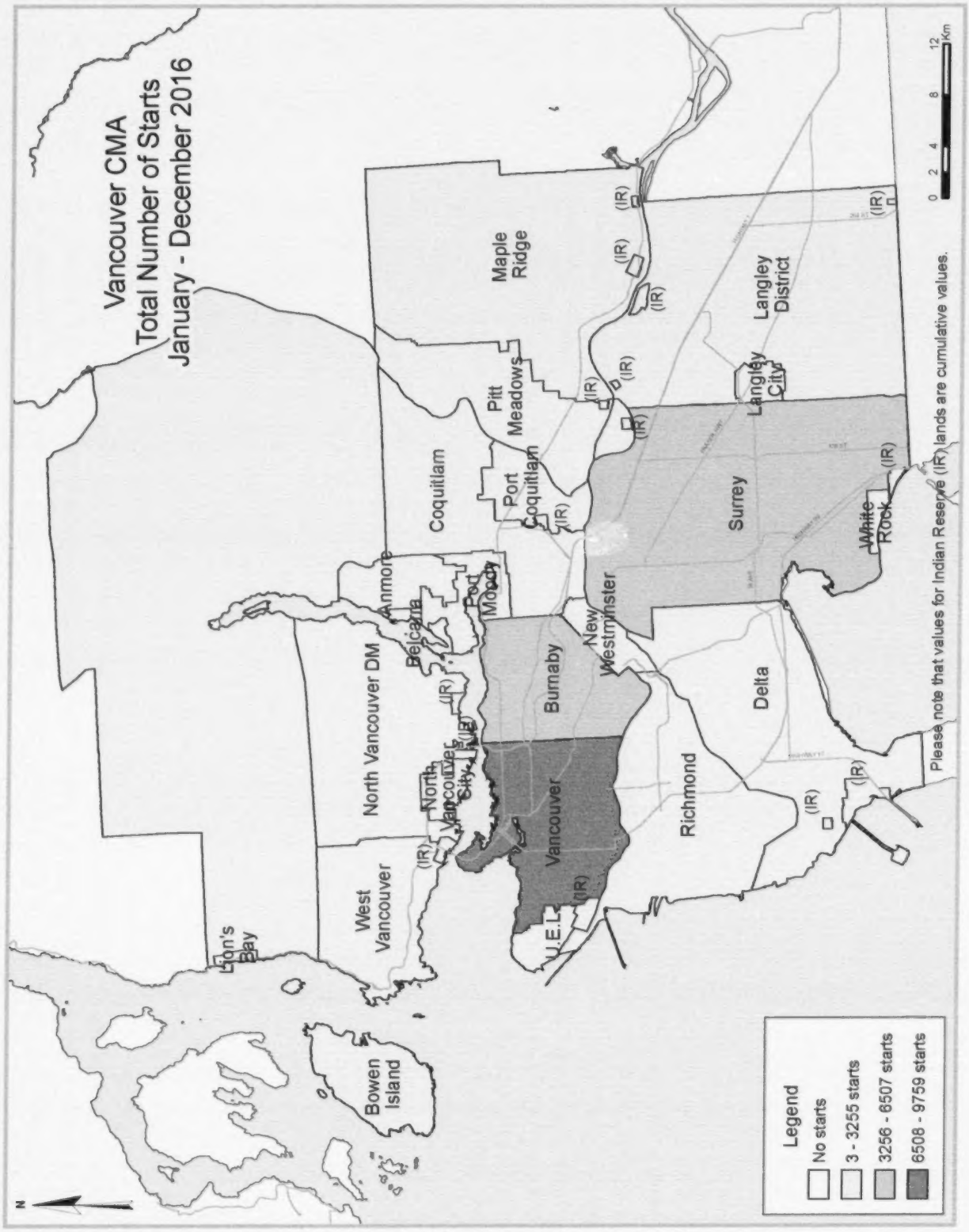

Vancouver CMA
Number of Starts (Multiples)
December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 250 starts
251 - 499 starts
500 - 748 starts


Vancouver CMA
Number of Starts (Singles)
December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 21 starts
22 - 42 starts
43 - 63 starts
0 2 4 8 12 Km
N


Vancouver CMA
Total Number of Starts
December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Vancouver
U.E.L.
Richmond
Delta
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 262 starts
263 - 522 starts
523 - 782 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Multiples)
January - December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 2827 starts
2828 - 5653 starts
5654 - 8479 starts


Vancouver CMA
Number of Starts (Singles)
January - December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
New Westminster
Burnaby
Port Moody
Belcarra
Anmore
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Vancouver
U.E.L.
Richmond
Delta
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
3 - 428 starts
429 - 854 starts
855 - 1280 starts


Vancouver CMA
Total Number of Starts
January - December 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
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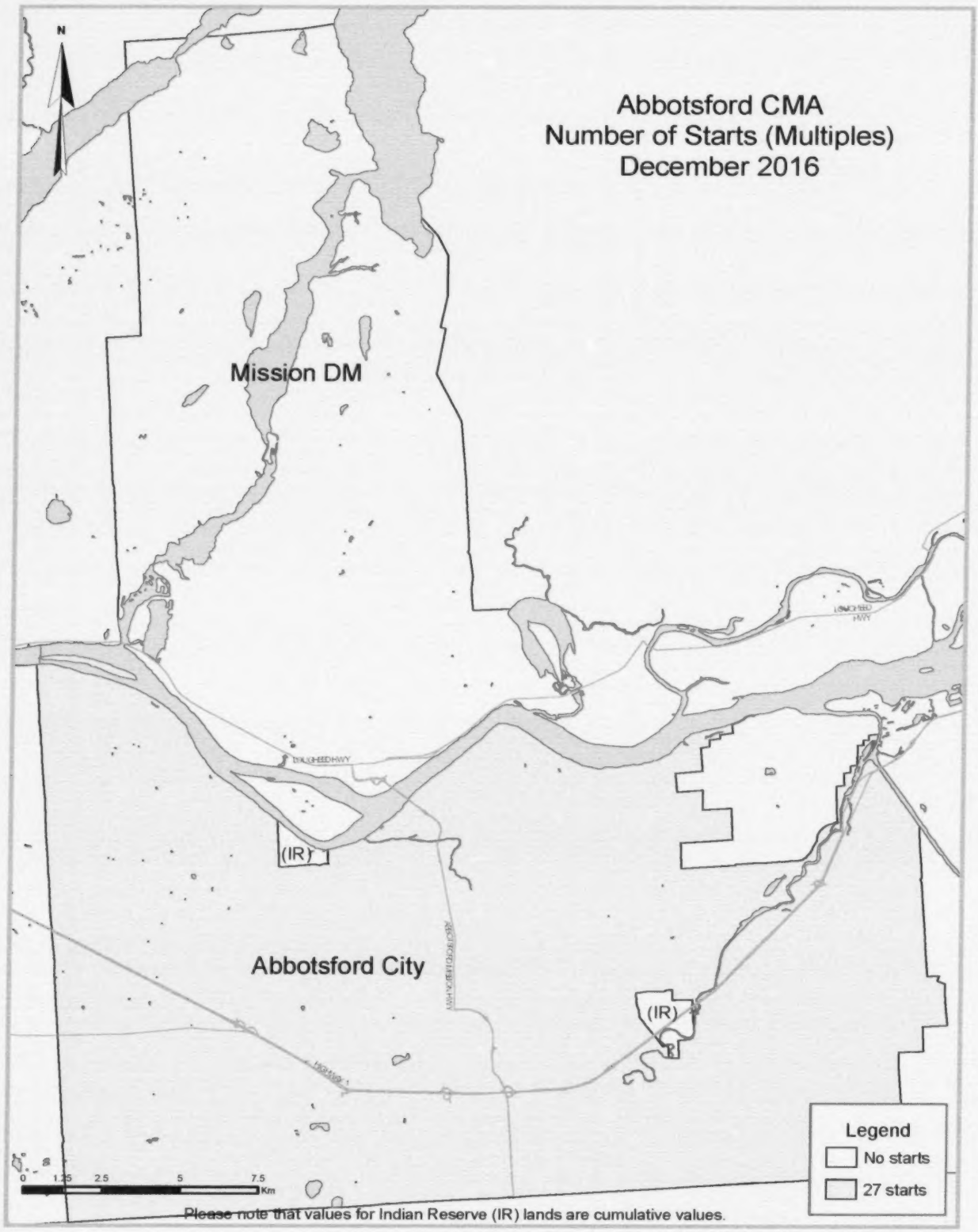
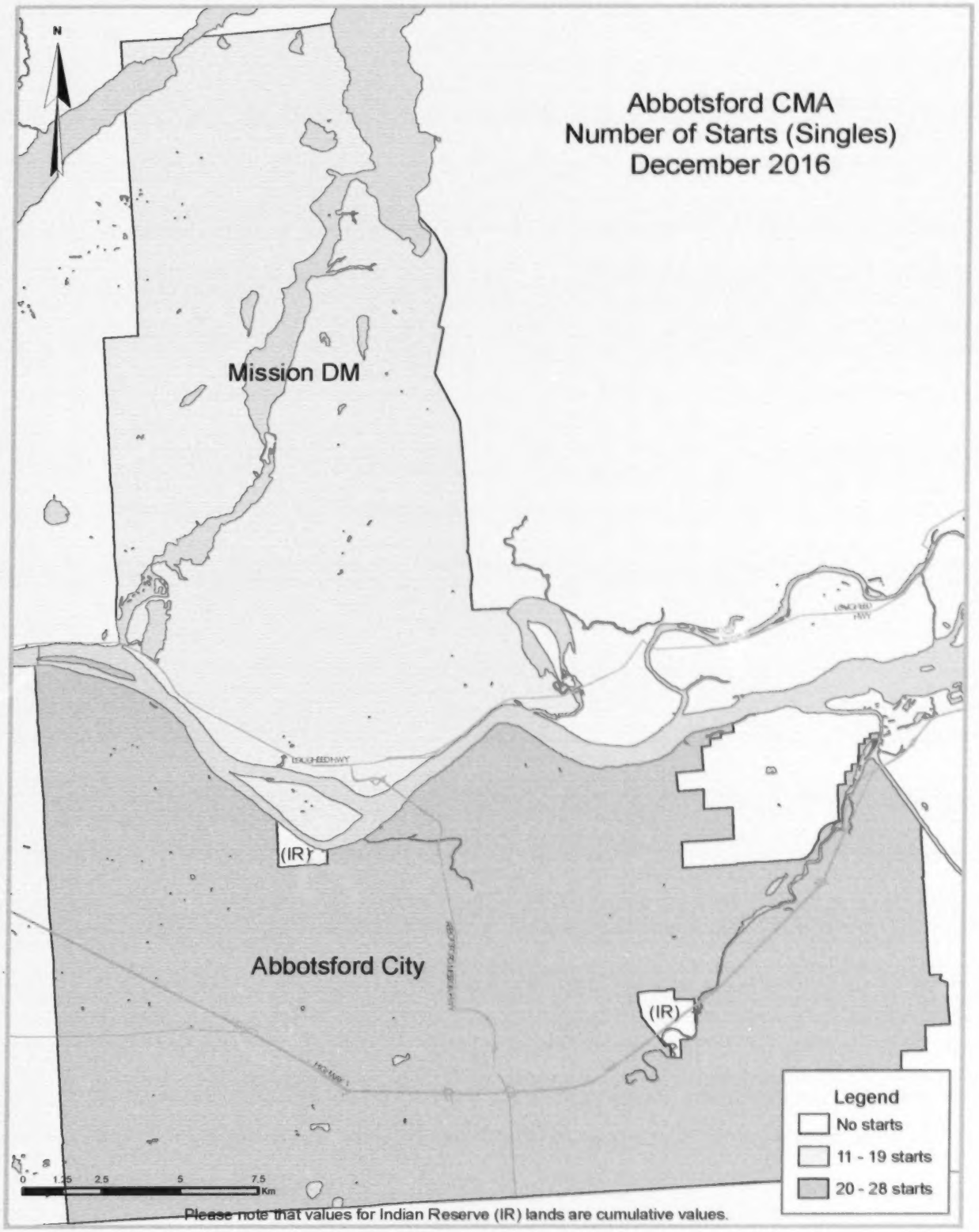
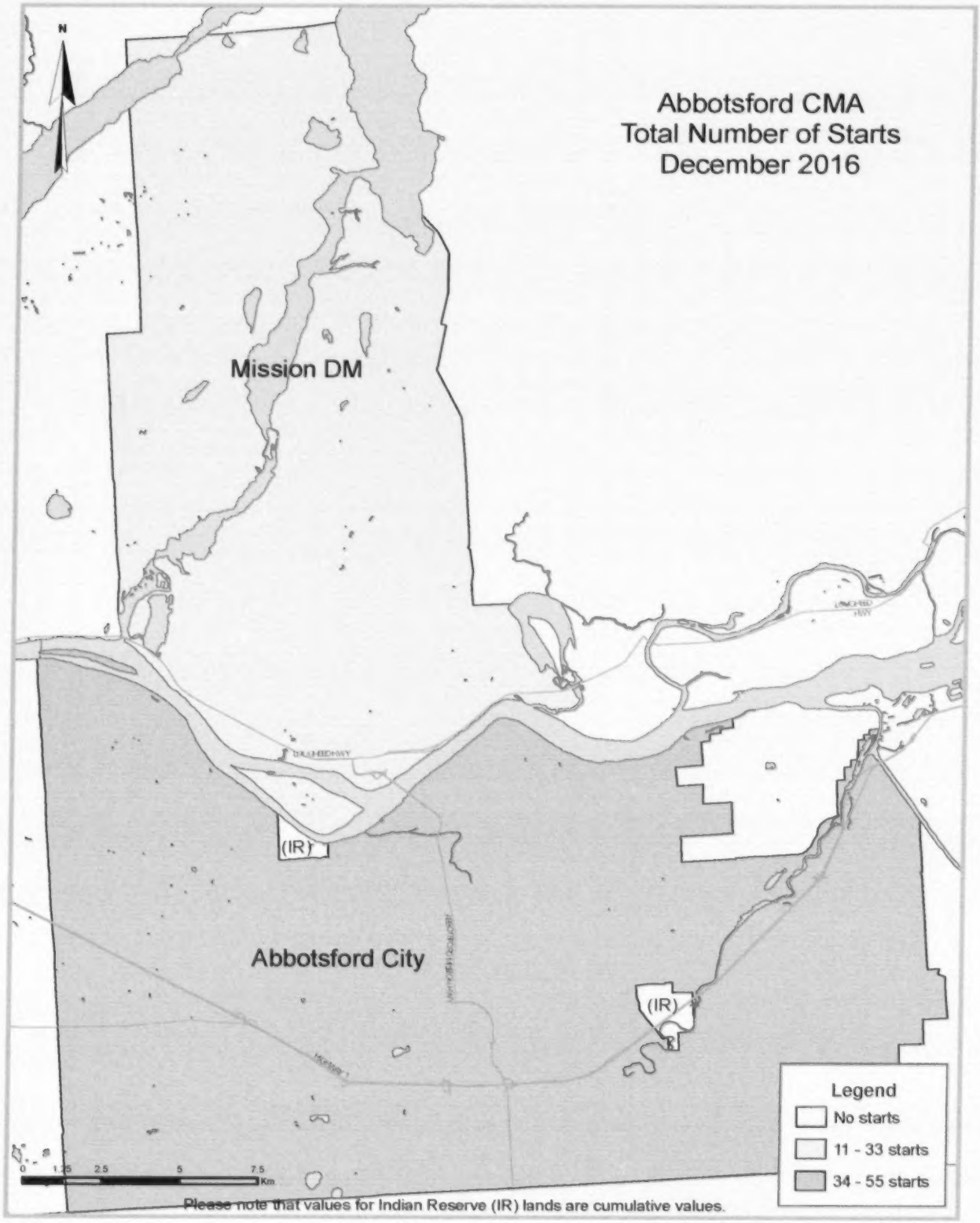
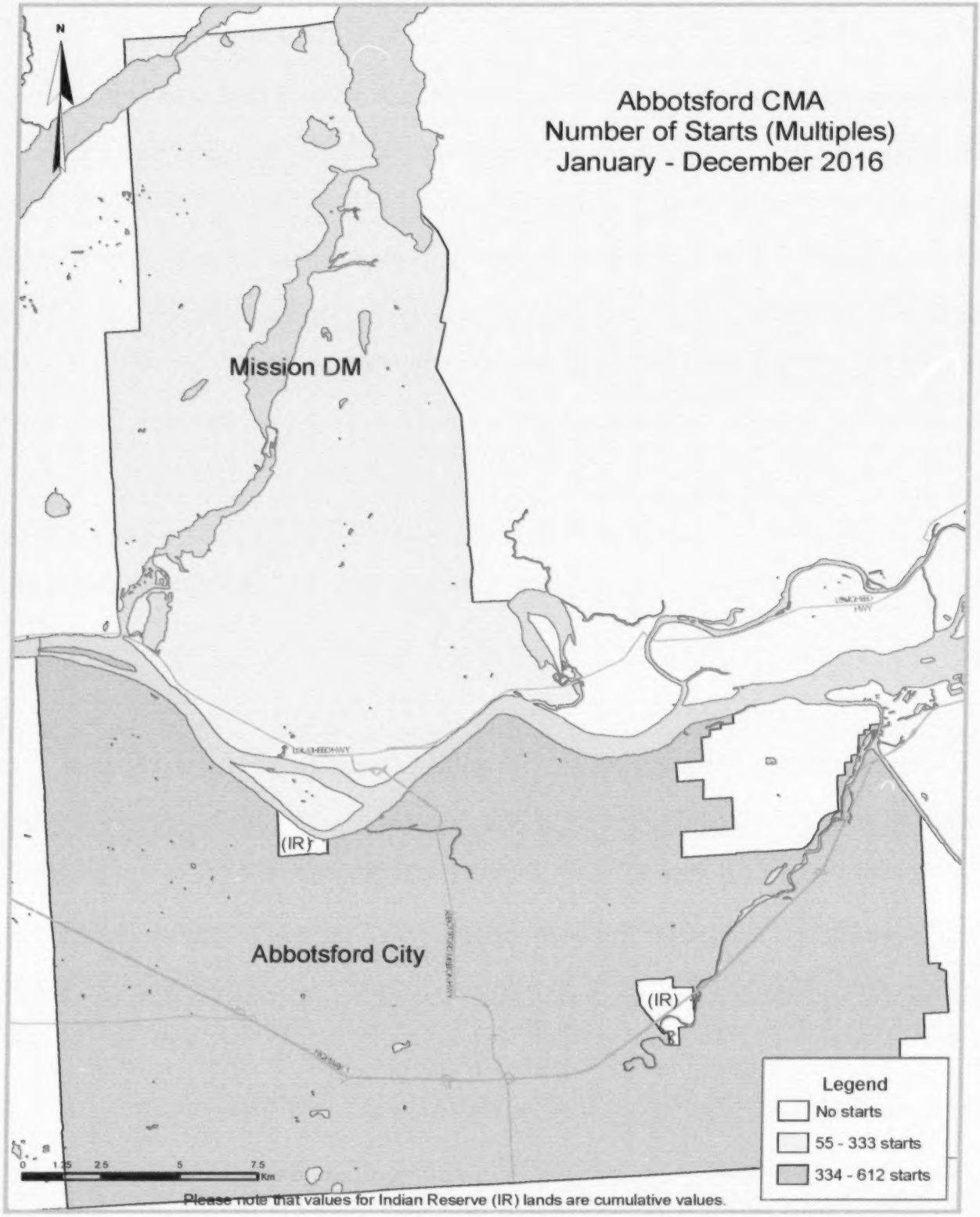
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
3 - 3255 starts
3256 - 6507 starts
6508 - 9759 starts

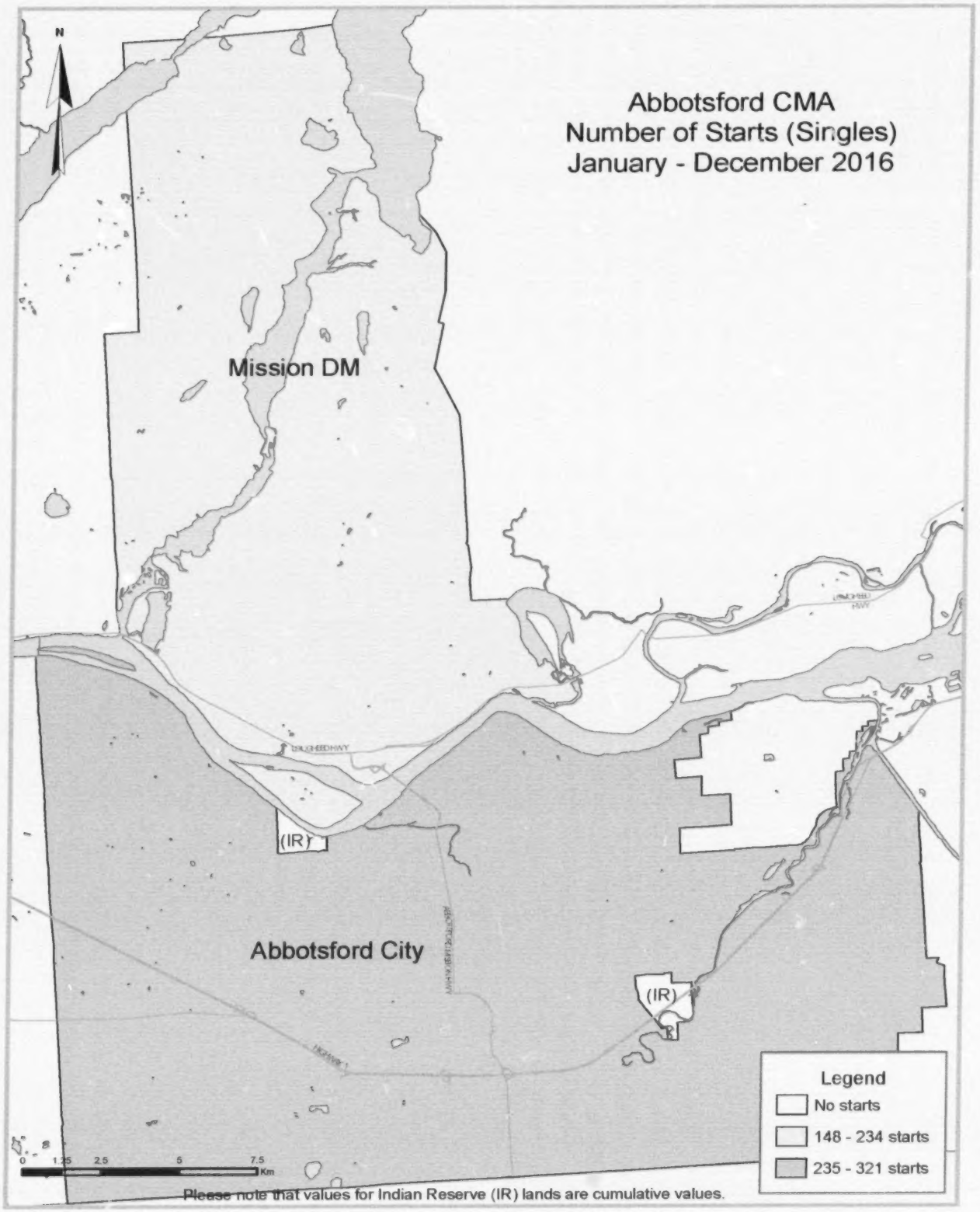

Abbotsford CMA
Number of Starts (Multiples)
December 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
27 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

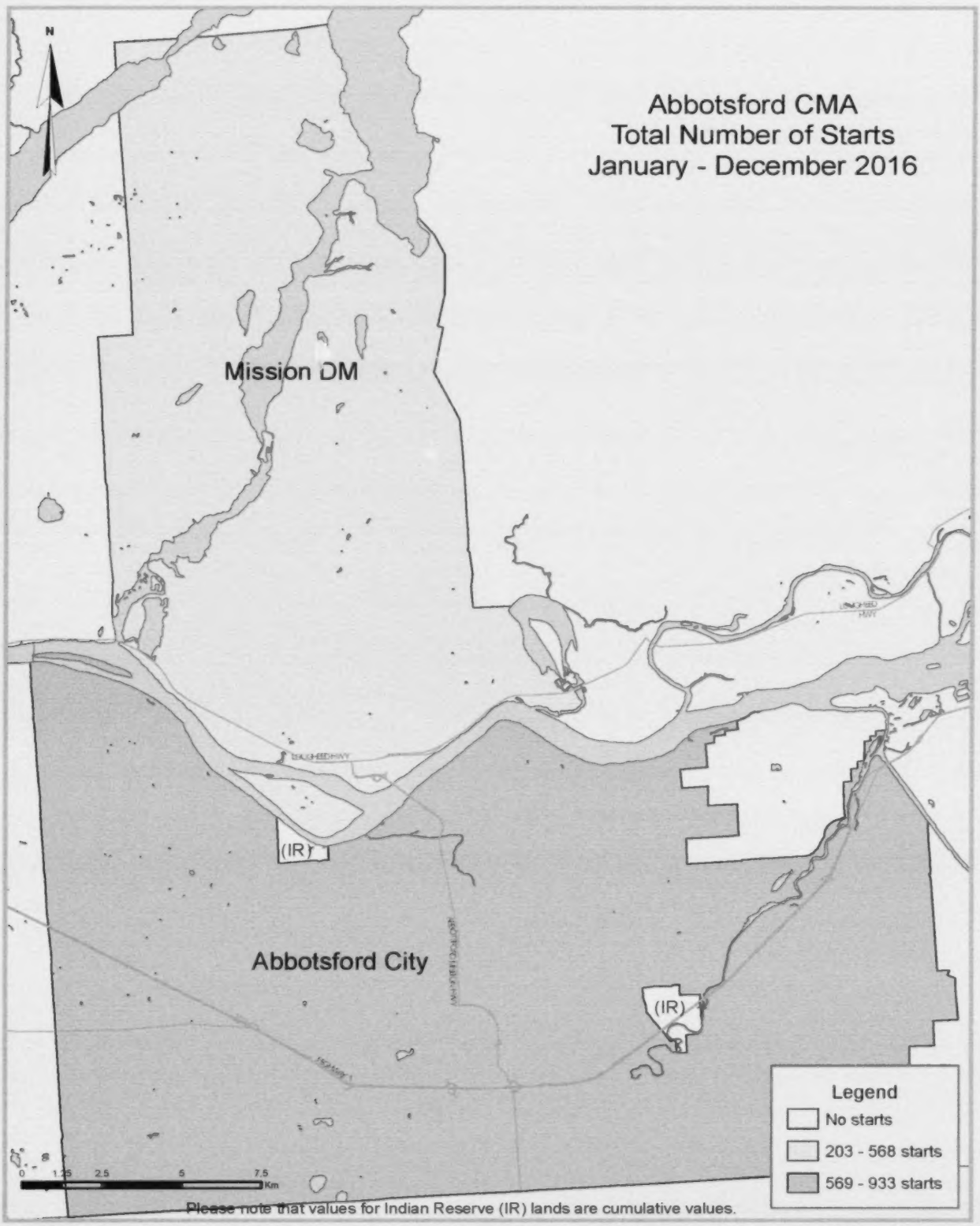


Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
December 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
11 - 33 starts
34 - 55 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - December 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
55 - 333 starts
334 - 612 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - December 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
148 - 234 starts
235 - 321 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - December 2016
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
203 - 568 starts
569 - 933 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Vancouver CMA[1]	November 2016	December 2016
Trend[2]	27,455	25,980
SAAR	31,901	26,477
	December 2015	December 2016
Actual		
December - Single-Detached	350	284
December - Multiples	1,707	1,870
December - Total	2,057	2,154
January to December - Single-Detached	4,622	5,169
January to December - Multiples	16,241	22,745
January to December - Total	20,863	27,914

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	239	16	4	11	260	618	66	940	2,154
December 2015	282	18	34	11	228	964	57	463	2,057
% Change	-15.2	-11.1	-88.2	0.0	14.0	-35.9	15.8	103.0	4.7
Year-to-date 2016	4,394	282	81	145	3,461	12,620	664	6,177	27,914
Year-to-date 2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	9.0	-8.4	-29.6	119.7	31.5	27.5	26.5	88.0	33.8
UNDER CONSTRUCTION									
December 2016	4,400	268	74	150	2,989	21,788	589	7,134	37,482
December 2015	3,873	260	107	48	2,403	17,316	394	3,758	28,159
% Change	13.6	3.1	-30.8	**	24.4	25.8	49.5	89.8	33.1
COMPLETIONS									
December 2016	213	12	0	10	246	1,334	23	163	2,001
December 2015	324	38	5	1	149	883	55	132	1,587
% Change	-34.3	-68.4	-100.0	**	65.1	51.1	-58.2	23.5	26.1
Year-to-date 2016	3,810	260	44	57	2,889	7,575	481	3,032	18,148
Year-to-date 2015	3,755	330	8	35	2,487	7,349	465	2,917	17,346
% Change	1.5	-21.2	**	62.9	16.2	3.1	3.4	3.9	4.6
COMPLETED & NOT ABSORBED									
December 2016	842	54	4	8	156	255	n/a	n/a	1,319
December 2015	710	73	0	9	236	749	n/a	n/a	1,777
% Change	18.6	-26.0	n/a	-11.1	-33.9	-66.0	n/a	n/a	-25.8
ABSORBED									
December 2016	206	14	0	9	246	1 315	n/a	n/a	1,790
December 2015	342	37	5	4	197	957	n/a	n/a	1,542
% Change	-39.8	-62.2	-100.0	125.0	24.9	37.4	n/a	n/a	16.1
Year-to-date 2016	3,677	277	48	58	2,963	8,069	n/a	n/a	15,092
Year-to-date 2015	4,060	360	8	39	2,830	8,118	n/a	n/a	15,415
% Change	-9.4	-23.1	**	48.7	4.7	-0.6	n/a	n/a	-2.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
December 2016	34	4	0	0	23	291	0	430	782
December 2015	10	10	0	0	27	0	0	7	54
Delta									
December 2016	13	2	0	2	17	0	0	6	40
December 2015	10	0	0	3	6	0	1	9	29
Langley									
December 2016	34	0	0	3	92	0	2	14	145
December 2015	22	0	20	0	44	151	1	6	244
Maple Ridge / Pitt Meadows									
December 2016	19	0	0	0	0	73	0	1	93
December 2015	26	2	0	0	8	0	0	2	38
New Westminster									
December 2016	2	0	0	0	4	0	0	2	8
December 2015	8	2	0	0	0	113	0	290	413
North Vancouver									
December 2016	3	2	0	0	4	0	2	1	12
December 2015	13	0	0	0	0	0	3	11	27
Richmond									
December 2016	30	0	0	0	4	131	0	9	174
December 2015	31	0	14	0	5	345	0	10	405
Surrey									
December 2016	58	0	0	5	111	123	0	117	414
December 2015	58	0	0	1	118	0	0	33	210
Tri-Cities									
December 2016	18	2	4	1	0	0	1	12	38
December 2015	15	0	0	0	0	236	0	8	259
University Endowment Lands									
December 2016	1	0	0	0	0	0	0	176	177
December 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
December 2016	18	4	0	0	5	0	58	171	256
December 2015	74	4	0	7	20	59	52	87	303
West Vancouver									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	11	0	0	0	0	0	0	0	11
White Rock									
December 2016	1	0	0	0	0	0	0	1	2
December 2015	0	0	0	0	0	60	0	0	60
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2016	239	16	4	11	260	618	66	940	2,154
December 2015	282	18	34	11	228	964	57	463	2,057

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2016	394	64	0	0	123	4,157	0	728	5,466
December 2015	340	84	0	0	88	2,101	0	237	2,850
Delta									
December 2016	121	2	0	16	128	442	1	72	782
December 2015	113	4	0	7	32	465	1	144	766
Langley									
December 2016	287	14	8	60	533	409	2	176	1,489
December 2015	165	6	20	15	273	601	1	199	1,280
Maple Ridge / Pitt Meadows									
December 2016	229	2	9	0	147	160	4	23	574
December 2015	212	10	0	0	186	87	1	10	506
New Westminster									
December 2016	83	6	0	0	131	529	0	1,220	1,969
December 2015	62	6	0	0	37	926	0	316	1,347
North Vancouver									
December 2016	207	24	0	0	52	1,463	15	321	2,082
December 2015	182	8	0	0	118	700	7	387	1,402
Richmond									
December 2016	529	6	0	26	346	2,451	4	403	3,765
December 2015	479	4	23	14	253	3,022	5	364	4,164
Surrey									
December 2016	885	18	3	9	1,182	1,977	5	526	4,605
December 2015	825	8	3	1	969	2,080	3	506	4,395
Tri-Cities									
December 2016	259	28	17	11	123	1,801	14	161	2,414
December 2015	210	4	0	0	299	1,369	4	137	2,023
University Endowment Lands									
December 2016	13	0	0	0	0	214	0	212	439
December 2015	18	0	0	0	11	449	0	0	478
Vancouver City									
December 2016	975	94	30	22	210	7,959	540	3,245	13,165
December 2015	931	124	57	9	114	5,433	370	1,410	8,448
West Vancouver									
December 2016	300	8	0	1	14	77	1	0	401
December 2015	220	0	0	2	23	20	1	0	266
White Rock									
December 2016	66	0	4	0	0	149	0	44	263
December 2015	71	2	4	0	0	63	0	46	186
First Nations									
December 2016	1	0	3	0	0	0	0	0	4
December 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2016	4,400	268	74	150	2,989	21,788	589	7,134	37,482
December 2015	3,873	260	107	48	2,403	17,316	394	3,758	28,159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
December 2016	28	6	0	0	47	233	0	21	335
December 2015	19	8	0	0	0	369	0	13	409
Delta									
December 2016	5	0	0	3	0	0	0	3	11
December 2015	12	0	0	0	0	0	0	8	20
Langley									
December 2016	13	0	0	3	49	94	2	3	164
December 2015	23	2	5	0	36	88	7	7	168
Maple Ridge / Pitt Meadows									
December 2016	17	0	0	0	86	0	0	0	103
December 2015	33	6	0	0	20	0	0	0	59
New Westminster									
December 2016	4	0	0	0	0	0	0	42	46
December 2015	5	0	0	0	0	0	0	1	6
North Vancouver									
December 2016	3	0	0	0	0	75	0	1	79
December 2015	12	2	0	0	0	0	0	4	18
Richmond									
December 2016	26	0	0	0	0	793	0	5	824
December 2015	20	0	0	0	0	192	3	11	226
Surrey									
December 2016	68	0	0	0	64	0	0	29	161
December 2015	78	0	0	1	83	64	2	32	260
Tri-Cities									
December 2016	24	0	0	0	0	34	0	41	99
December 2015	26	2	0	0	10	24	0	16	78
University Endowment Lands									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2016	17	6	0	0	0	105	21	17	166
December 2015	69	16	0	0	0	146	43	36	310
West Vancouver									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	9	0	0	0	0	0	0	0	9
White Rock									
December 2016	2	0	0	0	0	0	0	1	3
December 2015	7	2	0	0	0	0	0	4	13
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2016	213	12	0	10	246	1,334	23	163	2,001
December 2015	324	38	5	1	149	883	55	132	1,587

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2016	70	18	0	0	2	1	n/a	n/a	91
December 2015	56	24	0	0	0	49	n/a	n/a	129
Delta									
December 2016	10	0	0	0	4	0	n/a	n/a	14
December 2015	9	0	0	0	3	0	n/a	n/a	12
Langley									
December 2016	12	0	4	0	23	0	n/a	n/a	39
December 2015	17	0	0	2	25	48	n/a	n/a	92
Maple Ridge / Pitt Meadows									
December 2016	55	0	0	0	36	73	n/a	n/a	164
December 2015	36	2	0	0	24	174	n/a	n/a	236
New Westminster									
December 2016	5	4	0	0	0	27	n/a	n/a	36
December 2015	7	0	0	0	3	0	n/a	n/a	10
North Vancouver									
December 2016	35	2	0	0	8	86	n/a	n/a	131
December 2015	25	1	0	0	19	98	n/a	n/a	143
Richmond									
December 2016	221	1	0	2	11	7	n/a	n/a	242
December 2015	111	3	0	1	34	97	n/a	n/a	246
Surrey									
December 2016	96	0	0	1	47	2	n/a	n/a	146
December 2015	75	0	0	5	102	143	n/a	n/a	325
Tri-Cities									
December 2016	66	0	0	0	13	51	n/a	n/a	130
December 2015	53	2	0	0	9	77	n/a	n/a	141
University Endowment Lands									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	1	0	0	0	0	5	n/a	n/a	6
Vancouver City									
December 2016	235	29	0	1	12	5	n/a	n/a	282
December 2015	267	40	0	1	13	51	n/a	n/a	372
West Vancouver									
December 2016	22	0	0	0	0	0	n/a	n/a	22
December 2015	27	0	0	0	4	1	n/a	n/a	32
White Rock									
December 2016	15	0	0	0	0	3	n/a	n/a	18
December 2015	18	1	0	0	0	6	n/a	n/a	25
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2016	842	54	4	8	156	255	n/a	n/a	1,319
December 2015	710	73	0	9	236	749	n/a	n/a	1,777

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
December 2016	37	6	0	0	47	233	n/a	n/a	323
December 2015	15	6	0	0	0	357	n/a	n/a	378
Delta									
December 2016	7	0	0	3	0	0	n/a	n/a	10
December 2015	12	0	0	0	0	0	n/a	n/a	12
Langley									
December 2016	12	0	0	3	42	94	n/a	n/a	151
December 2015	27	2	5	0	37	100	n/a	n/a	171
Maple Ridge / Pitt Meadows									
December 2016	18	0	0	0	89	0	n/a	n/a	107
December 2015	43	8	0	0	37	9	n/a	n/a	97
New Westminster									
December 2016	6	0	0	0	7	0	n/a	n/a	13
December 2015	3	0	0	0	6	0	n/a	n/a	9
North Vancouver									
December 2016	3	0	0	0	0	75	n/a	n/a	78
December 2015	11	1	0	0	4	21	n/a	n/a	37
Richmond									
December 2016	19	0	0	0	0	793	n/a	n/a	812
December 2015	19	0	0	0	0	183	n/a	n/a	202
Surrey									
December 2016	54	0	0	0	61	0	n/a	n/a	115
December 2015	84	0	0	4	82	102	n/a	n/a	272
Tri-Cities									
December 2016	25	1	0	0	0	15	n/a	n/a	41
December 2015	32	0	0	0	19	16	n/a	n/a	67
University Endowment Lands									
December 2016	3	0	0	0	0	0	n/a	n/a	3
December 2015	0	0	0	0	0	2	n/a	n/a	2
Vancouver City									
December 2016	12	7	0	0	0	105	n/a	n/a	124
December 2015	70	18	0	0	7	163	n/a	n/a	258
West Vancouver									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	13	0	0	0	4	0	n/a	n/a	17
White Rock									
December 2016	3	0	0	0	0	0	n/a	n/a	3
December 2015	7	2	0	0	1	4	n/a	n/a	14
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2016	206	14	0	9	246	1,315	n/a	n/a	1,790
December 2015	342	37	5	4	197	957	n/a	n/a	1,542

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,394	282	81	145	3,461	12,620	664	6,177	27,914
% Change	9.0	-8.4	-29.6	119.7	31.5	27.5	26.5	88.0	33.8
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	5	1	2	0	0	0	0	0	7	1	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	13	3	0	0	0	0	599	1	612	4	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	2	0	17	2	0	6	20	-70.0
Burnaby - Central Park	1	0	2	8	0	0	0	0	3	8	-62.5
Burnaby - Remainder	18	6	0	0	23	10	120	6	161	22	**
Burnaby Total	34	10	4	10	23	27	721	7	782	54	**
Coquitlam	15	13	0	0	4	0	11	243	30	256	-88.3
Delta - Tsawwassen	6	4	2	0	0	0	0	1	8	5	60.0
Delta - Ladner	0	1	0	0	17	6	0	1	17	8	112.5
Delta - North	9	9	0	0	0	0	6	7	15	16	-6.3
Delta	15	14	2	0	17	6	6	9	40	29	37.9
Langley City	4	1	0	0	0	0	0	57	4	58	-93.1
Langley District	35	22	6	4	86	60	14	100	141	186	-24.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	19	24	0	0	0	8	74	1	93	33	181.8
New Westminster	2	8	4	2	0	0	2	403	8	413	-98.1
North Vancouver City	5	7	6	0	0	0	1	4	12	11	9.1
North Vancouver DM	0	9	0	0	0	0	0	7	0	16	-100.0
Pitt Meadows	0	2	0	2	0	0	0	1	0	5	-100.0
Port Coquitlam	2	2	2	0	0	0	1	1	5	3	66.7
Port Moody	3	0	0	0	0	0	0	0	3	0	n/a
Richmond	30	31	4	0	0	19	140	355	174	405	-57.0
Surrey - South	31	20	0	12	21	40	8	6	60	78	-23.1
Surrey - Cloverdale	5	8	0	0	16	0	89	5	110	13	**
Surrey - North	15	27	2	0	50	60	84	19	151	106	42.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	12	4	0	0	22	6	59	3	93	13	**
Surrey Total	63	59	2	12	109	106	240	33	414	210	97.1
University Endowment Lands	1	1	0	0	0	0	176	0	177	1	**
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	3	0	0	0	0	0	1	0	4	-100.0
Vancouver - Kerrisdale	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Marpole	0	7	0	0	0	0	0	3	0	10	-100.0
Vancouver - Eastside	41	89	2	4	32	6	169	89	244	188	29.8
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	1	0	0	0	5	0	0	0	6	0	n/a
Vancouver - Westside	2	33	0	2	0	12	2	53	4	100	-96.0
Vancouver Total	44	133	4	6	37	18	171	146	256	303	-15.5
West Vancouver	4	11	0	0	0	0	0	0	4	11	-63.6
White Rock	1	0	0	0	0	0	1	60	2	60	-96.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	284	350	36	36	276	244	1,558	1,427	2,154	2,057	4.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	24	10	0	0	0	0	0	0	24	10	140.0
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	26	18	2	0	0	0	1	0	29	18	61.1
Burnaby - Mountain	0	1	0	0	0	0	75	159	75	160	-53.1
Burnaby - North	104	79	8	2	0	25	1,466	114	1,578	220	**
Burnaby - Lougheed Mall	3	3	0	0	0	0	151	3	154	6	**
Burnaby - South & East	37	30	14	28	17	27	34	24	102	109	-6.4
Burnaby - Central Park	22	30	8	16	0	0	1,351	1,016	1,381	1,062	30.0
Burnaby - Remainder	191	165	48	54	91	10	552	132	882	361	144.3
Burnaby Total	357	308	78	100	108	62	3,629	1,448	4,172	1,918	117.5
Coquitlam	342	242	54	64	38	96	1,191	569	1,625	971	67.4
Delta - Tsawwassen	57	36	2	2	0	0	106	38	165	76	117.1
Delta - Ladner	19	22	2	0	170	21	3	38	194	81	139.5
Delta - North	70	84	0	2	0	0	53	392	123	478	-74.3
Delta	146	142	4	4	170	21	162	468	482	635	-24.1
Langley City	10	9	0	0	14	0	8	184	32	193	-83.4
Langley District	406	261	32	24	730	475	215	544	1,383	1,304	6.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	406	334	16	18	267	140	137	56	826	548	50.7
New Westminster	70	58	10	4	127	15	1,028	843	1,235	920	34.2
North Vancouver City	68	41	30	6	15	0	766	786	879	833	5.5
North Vancouver DM	135	145	0	0	15	39	666	146	816	330	147.3
Pitt Meadows	16	13	2	4	0	36	0	1	18	54	-66.7
Port Coquitlam	34	26	8	2	33	160	144	272	219	460	-52.4
Port Moody	32	12	0	0	7	14	4	0	43	26	65.4
Richmond	474	472	38	28	260	212	1,443	1,945	2,215	2,657	-16.6
Surrey - South	393	303	22	38	606	416	218	206	1,239	963	28.7
Surrey - Cloverdale	102	134	2	4	89	97	199	147	392	382	2.6
Surrey - North	422	413	22	22	590	446	321	367	1,355	1,248	8.6
Surrey - Guildford	13	16	0	0	52	156	11	10	76	182	-58.2
Surrey - Whalley	133	143	2	2	49	9	225	1,632	409	1,786	-77.1
Surrey Total	1,063	1,009	48	66	1,386	1,124	974	2,362	3,471	4,561	-23.9
University Endowment Lands	3	6	0	0	0	11	212	449	215	466	-53.9
Vancouver - West End	0	0	0	0	0	0	296	0	296	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	3	4	2	2	0	0	74	2	79	8	**
Vancouver - False Creek	0	1	0	0	0	0	606	177	606	178	**
Vancouver - Granville/Oak	6	10	2	0	8	0	137	267	153	277	-44.8
Vancouver - Kerrisdale	46	48	0	0	0	0	49	43	95	91	4.4
Vancouver - Marpole	66	61	6	8	0	5	574	23	646	97	**
Vancouver - Eastside	866	817	58	94	137	24	2,766	1,331	3,827	2,266	68.9
Vancouver - Mt. Pleasant	3	2	26	32	23	3	759	251	811	288	181.6
Vancouver - Strath/Grand	17	9	4	18	5	5	642	195	668	227	194.3
Vancouver - Westside	273	357	2	6	52	43	528	296	855	702	21.8
Vancouver Total	1,280	1,309	100	160	225	80	8,154	3,067	9,759	4,616	111.4
West Vancouver	189	150	8	2	0	23	57	8	254	183	38.8
White Rock	52	57	0	4	0	4	126	95	178	160	11.3
First Nations	33	0	0	0	3	0	0	0	36	0	n/a
Vancouver CMA	5,169	4,622	430	486	3,398	2,512	18,917	13,243	27,914	20,863	33.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	291	0	308	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	17	0	0	0	0	2	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	23	10	0	0	0	0	120	6
Burnaby Total	23	27	0	0	291	0	430	7
Coquitlam	4	0	0	0	0	236	11	7
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	17	6	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	6	7
Delta	17	6	0	0	0	0	6	9
Langley City	0	0	0	0	0	57	0	0
Langley District	86	60	0	0	0	94	14	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	8	0	0	73	0	1	1
New Westminster	0	0	0	0	0	113	2	290
North Vancouver City	0	0	0	0	0	0	1	4
North Vancouver DM	0	0	0	0	0	0	0	7
Pitt Meadows	0	0	0	0	0	0	0	1
Port Coquitlam	0	0	0	0	0	0	1	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	19	0	0	131	345	9	10
Surrey - South	21	40	0	0	0	0	8	6
Surrey - Cloverdale	16	0	0	0	0	0	89	5
Surrey - North	50	60	0	0	74	0	10	19
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	22	6	0	0	49	0	10	3
Surrey Total	109	106	0	0	123	0	117	33
University Endowment Lands	0	0	0	0	0	0	176	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	3
Vancouver - Eastside	0	6	32	0	0	11	169	78
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	0	0	0	0
Vancouver - Westside	0	12	0	0	0	48	2	5
Vancouver Total	5	18	32	0	0	59	171	87
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	60	1	0
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	244	244	32	0	618	964	940	463

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	1
Burnaby - North	0	25	0	0	1,100	65	366	49
Burnaby - Lougheed Mall	0	0	0	0	149	0	2	3
Burnaby - South & East	17	27	0	0	0	0	34	24
Burnaby - Central Park	0	0	0	0	1,338	994	13	22
Burnaby - Remainder	91	10	0	0	179	0	373	132
Burnaby Total	108	62	0	0	2,841	1,217	788	231
Coquitlam	38	96	0	0	974	425	217	144
Delta - Tsawwassen	0	0	0	0	95	33	11	5
Delta - Ladner	170	21	0	0	0	30	3	8
Delta - North	0	0	0	0	0	317	53	75
Delta	170	21	0	0	95	380	67	88
Langley City	14	0	0	0	8	147	0	37
Langley District	730	475	0	0	68	354	147	190
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	267	140	0	0	113	47	24	9
New Westminster	127	15	0	0	55	527	973	316
North Vancouver City	15	0	0	0	525	644	241	142
North Vancouver DM	15	39	0	0	593	0	73	146
Pitt Meadows	0	36	0	0	0	0	0	1
Port Coquitlam	33	160	0	0	128	260	16	12
Port Moody	7	14	0	0	0	0	4	0
Richmond	260	212	0	0	1,323	1,583	120	362
Surrey - South	606	416	0	0	120	66	98	140
Surrey - Cloverdale	89	97	0	0	57	64	142	83
Surrey - North	590	446	0	0	74	120	247	247
Surrey - Guildford	52	156	0	0	0	0	11	10
Surrey - Whalley	49	9	0	0	130	1,532	95	100
Surrey Total	1,386	1,124	0	0	381	1,782	593	580
University Endowment Lands	0	11	0	0	0	449	212	0
Vancouver - West End	0	0	0	0	85	0	211	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	74	2	0	0
Vancouver - False Creek	0	0	0	0	471	177	135	0
Vancouver - Granville/Oak	8	0	0	0	129	214	8	53
Vancouver - Kerrisdale	0	0	0	0	43	38	6	5
Vancouver - Marpole	0	5	0	0	433	7	141	16
Vancouver - Eastside	105	24	32	0	1,739	838	937	493
Vancouver - Mt. Pleasant	23	3	0	0	532	250	227	1
Vancouver - Strath/Grand	5	5	0	0	380	150	262	45
Vancouver - Westside	52	43	0	0	469	239	59	57
Vancouver Total	193	80	32	0	5,400	2,075	2,664	992
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	4	0	0	89	60	37	35
First Nations	3	0	0	0	0	0	0	0
Vancouver CMA	3,366	2,512	32	0	12,650	9,958	6,177	3,285

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Anmore	0	2	0	0	0	0	0	2
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	4	1	0	0	3	0	7	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	13	3	291	0	308	1	612	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	0	17	2	0	6	20
Burnaby - Central Park	3	8	0	0	0	0	3	8
Burnaby - Remainder	18	6	23	10	120	6	161	22
Burnaby Total	38	20	314	27	430	7	782	54
Coquitlam	18	13	0	236	12	7	30	256
Delta - Tsawwassen	6	1	2	3	0	1	8	5
Delta - Ladner	0	1	17	6	0	1	17	8
Delta - North	9	8	0	0	6	8	15	16
Delta	15	10	19	9	6	10	40	29
Langley City	4	1	0	57	0	0	4	58
Langley District	30	41	95	138	16	7	141	186
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	24	73	8	1	1	93	33
New Westminster	2	10	4	113	2	290	8	413
North Vancouver City	5	4	4	0	3	7	12	11
North Vancouver DM	0	9	0	0	0	7	0	16
Pitt Meadows	0	4	0	0	0	1	0	5
Port Coquitlam	4	2	0	0	1	1	5	3
Port Moody	2	0	1	0	0	0	3	0
Richmond	30	45	135	350	9	10	174	405
Surrey - South	26	19	26	53	8	6	60	78
Surrey - Cloverdale	5	8	16	0	89	5	110	13
Surrey - North	15	27	126	60	10	19	151	106
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	12	4	71	6	10	3	93	13
Surrey Total	58	58	239	119	117	33	414	210
University Endowment Lands	1	1	0	0	176	0	177	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	3	0	4
Vancouver - Kerrisdale	0	1	0	0	0	0	0	1
Vancouver - Marpole	0	6	0	0	0	4	0	10
Vancouver - Eastside	18	48	0	17	226	123	244	188
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	5	0	1	0	6	0
Vancouver - Westside	2	22	0	69	2	9	4	100
Vancouver Total	22	78	5	86	229	139	256	303
West Vancouver	4	11	0	0	0	0	4	11
White Rock	1	0	0	60	1	0	2	60
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	259	334	889	1,203	1,006	520	2,154	2,057

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	16	9	8	0	0	1	24	10
Belcarra	3	0	0	0	0	0	3	0
Bowen Island	24	18	1	0	4	0	29	18
Burnaby - Mountain	0	1	75	158	0	1	75	160
Burnaby - North	111	81	1,100	90	367	49	1,578	220
Burnaby - Lougheed Mall	3	3	149	0	2	3	154	6
Burnaby - South & East	51	58	17	27	34	24	102	109
Burnaby - Central Park	30	46	1,338	994	13	22	1,381	1,062
Burnaby - Remainder	239	219	270	10	373	132	882	361
Burnaby Total	434	408	2,949	1,279	789	231	4,172	1,918
Coquitlam	363	241	1,031	581	231	149	1,625	971
Delta - Tsawwassen	36	31	118	40	11	5	165	76
Delta - Ladner	16	22	175	51	3	8	194	81
Delta - North	70	85	0	317	53	76	123	478
Delta	122	138	293	408	67	89	482	635
Langley City	10	9	22	147	0	37	32	193
Langley District	359	250	849	834	175	220	1,383	1,304
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	407	339	392	197	27	12	826	548
New Westminster	75	62	186	542	974	316	1,235	920
North Vancouver City	82	40	544	644	253	149	879	833
North Vancouver DM	130	145	608	39	78	146	816	330
Pitt Meadows	16	17	0	36	2	1	18	54
Port Coquitlam	42	28	161	420	16	12	219	460
Port Moody	22	12	17	14	4	0	43	26
Richmond	454	478	1,638	1,812	123	367	2,215	2,657
Surrey - South	386	302	754	521	99	140	1,239	963
Surrey - Cloverdale	102	135	146	161	144	86	392	382
Surrey - North	440	393	666	603	249	252	1,355	1,248
Surrey - Guildford	13	16	52	156	11	10	76	182
Surrey - Whalley	133	148	181	1,538	95	100	409	1,786
Surrey Total	1,074	994	1,799	2,979	598	588	3,471	4,561
University Endowment Lands	3	6	0	460	212	0	215	466
Vancouver - West End	0	0	85	0	211	0	296	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	5	6	74	2	0	0	79	8
Vancouver - False Creek	0	1	471	177	135	0	606	178
Vancouver - Granville/Oak	6	63	137	157	10	57	153	277
Vancouver - Kerrisdale	38	39	43	38	14	14	95	91
Vancouver - Marpole	54	58	433	12	159	27	646	97
Vancouver - Eastside	483	533	1,833	864	1,421	869	3,827	2,266
Vancouver - Mt. Pleasant	29	34	555	253	227	1	811	288
Vancouver - Strath/Grand	13	25	385	155	270	47	668	227
Vancouver - Westside	214	290	521	293	120	119	855	702
Vancouver Total	842	1,049	5,582	2,111	3,245	1,456	9,759	4,616
West Vancouver	195	146	57	36	2	1	254	183
White Rock	52	65	89	60	37	35	178	160
First Nations	32	0	0	0	4	0	36	0
Vancouver CMA	4,757	4,454	16,226	12,599	6,841	3,810	27,914	20,863

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Anmore	5	9	0	0	0	0	0	0	5	9	-44.4
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - Mountain	1	0	0	0	26	0	234	0	261	0	n/a
Burnaby - North	8	7	0	2	0	0	5	373	13	382	-96.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	2	4	0	0	2	2	6	9	-33.3
Burnaby - Central Park	6	5	2	0	0	0	4	4	12	9	33.3
Burnaby - Remainder	11	4	2	2	21	0	9	3	43	9	**
Burnaby Total	28	19	6	8	47	0	254	382	335	409	-18.1
Coquitlam	20	23	0	6	0	4	12	16	32	49	-34.7
Delta - Tsawwassen	4	2	0	0	0	0	0	1	4	3	33.3
Delta - Ladner	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - North	4	8	0	0	0	0	3	7	7	15	-53.3
Delta	8	12	0	0	0	0	3	8	11	20	-45.0
Langley City	0	3	0	0	0	0	0	0	0	3	-100.0
Langley District	18	27	0	4	49	39	97	95	164	165	-0.6
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	17	31	0	4	86	0	0	0	103	35	194.3
New Westminster	4	5	0	0	0	0	42	1	46	6	**
North Vancouver City	3	3	0	2	0	0	1	3	4	8	-50.0
North Vancouver DM	0	9	0	0	0	0	75	1	75	10	**
Pitt Meadows	0	2	0	2	0	20	0	0	0	24	-100.0
Port Coquitlam	4	3	0	2	0	0	63	24	67	29	131.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	26	23	0	0	0	0	798	203	824	226	**
Surrey - South	25	26	2	2	38	38	5	4	70	70	0.0
Surrey - Cloverdale	7	12	0	0	0	0	3	3	10	15	-33.3
Surrey - North	29	33	4	0	14	43	14	17	61	93	-34.4
Surrey - Guildford	1	3	0	0	0	0	1	3	2	6	-66.7
Surrey - Whalley	6	7	0	0	6	0	6	69	18	76	-76.3
Surrey Total	68	81	6	2	58	81	29	96	161	260	-38.1
University Endowment Lands	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	49	0	50	-100.0
Vancouver - Kerrisdale	0	7	0	0	0	0	0	1	0	8	-100.0
Vancouver - Marpole	0	4	0	0	0	0	0	0	0	4	-100.0
Vancouver - Eastside	38	78	4	10	0	0	122	100	164	188	-12.8
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	0	1	0	0	0	0	0	29	0	30	-100.0
Vancouver - Westside	0	21	0	0	0	0	0	3	0	24	-100.0
Vancouver Total	38	112	6	16	0	0	122	182	166	310	-46.5
West Vancouver	2	9	0	0	0	0	0	0	2	9	-77.8
White Rock	2	7	0	2	0	0	1	4	3	13	-76.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	246	380	18	48	240	144	1,497	1,015	2,001	1,587	26.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	21	15	0	0	0	0	0	0	21	15	40.0
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	15	15	0	0	0	30	1	0	16	45	-64.4
Burnaby - Mountain	1	0	0	0	26	0	349	95	376	95	**
Burnaby - North	73	79	2	6	0	0	79	680	154	765	-79.9
Burnaby - Lougheed Mall	2	3	0	0	0	0	2	3	4	6	-33.3
Burnaby - South & East	27	28	22	34	27	42	267	21	343	125	174.4
Burnaby - Central Park	28	43	14	4	0	4	64	1,173	106	1,224	-91.3
Burnaby - Remainder	172	155	60	72	21	37	178	195	431	459	-6.1
Burnaby Total	303	308	98	116	74	83	939	2,167	1,414	2,674	-47.1
Coquitlam	291	290	40	74	73	103	730	661	1,134	1,128	0.5
Delta - Tsawwassen	36	50	2	0	0	0	188	5	226	55	**
Delta - Ladner	22	24	2	0	66	0	6	5	96	29	**
Delta - North	72	78	0	2	8	74	63	70	143	224	-36.2
Delta	130	152	4	2	74	74	257	80	465	308	51.0
Langley City	5	11	0	0	0	0	0	67	5	78	-93.6
Langley District	243	275	20	14	500	459	438	271	1,201	1,019	17.9
Lion's Bay	1	3	0	0	0	0	0	0	1	3	-66.7
Maple Ridge	369	288	8	36	320	177	60	201	757	702	7.8
New Westminster	49	58	6	4	32	55	521	197	608	314	93.6
North Vancouver City	46	46	8	18	0	24	289	362	343	450	-23.8
North Vancouver DM	122	149	0	0	100	46	302	412	524	607	-13.7
Pitt Meadows	17	16	4	4	4	36	1	106	26	162	-84.0
Port Coquitlam	32	26	4	2	137	83	82	128	255	239	6.7
Port Moody	15	7	0	0	21	0	0	0	36	7	**
Richmond	413	321	20	40	206	90	1,984	1,517	2,623	1,968	33.3
Surrey - South	304	261	46	42	461	267	398	124	1,209	694	74.2
Surrey - Cloverdale	117	89	4	2	97	243	78	105	296	439	-32.6
Surrey - North	407	425	4	8	403	428	465	351	1,279	1,212	5.5
Surrey - Guildford	15	13	0	0	184	30	9	38	208	81	156.8
Surrey - Whalley	150	104	2	0	10	14	108	524	270	642	-57.9
Surrey Total	993	892	56	52	1,155	982	1,058	1,142	3,262	3,068	6.3
University Endowment Lands	8	4	0	0	11	0	235	199	254	203	25.1
Vancouver - West End	0	0	4	0	0	0	227	0	231	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	988	362	988	362	172.9
Vancouver - Kitsilano	3	8	0	10	0	0	2	52	5	70	-92.9
Vancouver - False Creek	1	1	0	0	0	0	321	189	322	190	69.5
Vancouver - Granville/Oak	6	8	0	8	10	0	18	60	34	76	-55.3
Vancouver - Kerrisdale	33	45	0	0	0	0	27	34	60	79	-24.1
Vancouver - Marpole	47	64	6	6	5	0	72	434	130	504	-74.2
Vancouver - Eastside	673	701	60	116	18	11	1,513	764	2,264	1,592	42.2
Vancouver - Mt. Pleasant	2	1	30	18	12	0	59	170	103	189	-45.5
Vancouver - Strath/Grand	13	4	16	6	5	5	111	328	145	343	-57.7
Vancouver - Westside	280	293	4	2	52	19	329	125	665	439	51.5
Vancouver Total	1,058	1,125	120	166	102	35	3,667	2,518	4,947	3,844	28.7
West Vancouver	110	159	0	24	9	4	1	96	120	283	-57.6
White Rock	57	72	2	2	0	0	42	142	101	216	-53.2
First Nations	32	13	0	0	0	0	0	0	32	13	146.2
Vancouver CMA	4,333	4,245	390	554	2,818	2,281	10,607	10,266	18,148	17,346	4.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	26	0	0	0	233	0	1	0
Burnaby - North	0	0	0	0	0	368	5	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	2
Burnaby - Central Park	0	0	0	0	0	0	4	4
Burnaby - Remainder	21	0	0	0	0	1	9	2
Burnaby Total	47	0	0	0	233	369	21	13
Coquitlam	0	4	0	0	0	0	12	16
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	3	7
Delta	0	0	0	0	0	0	3	8
Langley City	0	0	0	0	0	0	0	0
Langley District	49	39	0	0	94	88	3	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	86	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	42	1
North Vancouver City	0	0	0	0	0	0	1	3
North Vancouver DM	0	0	0	0	75	0	0	1
Pitt Meadows	0	20	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	34	24	29	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	793	192	5	11
Surrey - South	38	38	0	0	0	0	5	4
Surrey - Cloverdale	0	0	0	0	0	0	3	3
Surrey - North	14	43	0	0	0	0	14	17
Surrey - Guildford	0	0	0	0	0	0	1	3
Surrey - Whalley	6	0	0	0	0	64	6	5
Surrey Total	58	81	0	0	0	64	29	32
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	49	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	105	68	17	32
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	29	0	0
Vancouver - Westside	0	0	0	0	0	0	0	3
Vancouver Total	0	0	0	0	105	146	17	36
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	240	144	0	0	1,334	883	163	132

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	0	0	1	0
Burnaby - Mountain	26	0	0	0	348	95	1	0
Burnaby - North	0	0	0	0	31	642	48	38
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	3
Burnaby - South & East	27	42	0	0	245	0	22	21
Burnaby - Central Park	0	4	0	0	44	1,150	20	23
Burnaby - Remainder	21	37	0	0	42	119	136	76
Burnaby Total	74	83	0	0	710	2,006	229	161
Coquitlam	73	103	0	0	562	491	168	170
Delta - Tsawwassen	0	0	0	0	118	0	70	5
Delta - Ladner	66	0	0	0	0	0	6	5
Delta - North	8	74	0	0	0	0	63	70
Delta	74	74	0	0	118	0	139	80
Langley City	0	0	0	0	0	67	0	0
Langley District	500	459	0	0	194	153	244	118
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	320	177	0	0	40	126	20	75
New Westminster	32	55	0	0	452	196	69	1
North Vancouver City	0	24	0	0	132	165	157	197
North Vancouver DM	100	46	0	0	75	342	227	70
Pitt Meadows	4	36	0	0	0	106	1	0
Port Coquitlam	137	83	0	0	34	125	48	3
Port Moody	21	0	0	0	0	0	0	0
Richmond	206	90	0	0	1,731	1,140	253	377
Surrey - South	461	267	0	0	257	75	141	49
Surrey - Cloverdale	97	243	0	0	0	68	78	37
Surrey - North	403	428	0	0	227	125	238	226
Surrey - Guildford	184	30	0	0	0	29	9	9
Surrey - Whalley	10	4	0	10	0	454	108	70
Surrey Total	1,155	972	0	10	484	751	574	391
University Endowment Lands	11	0	0	0	235	105	0	94
Vancouver - West End	0	0	0	0	227	0	0	0
Vancouver - Downtown	0	0	0	0	582	81	406	281
Vancouver - Kitsilano	0	0	0	0	2	50	0	2
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	59	7	1
Vancouver - Kerrisdale	0	0	0	0	22	27	5	7
Vancouver - Marpole	5	0	0	0	63	209	9	225
Vancouver - Eastside	3	11	15	0	1,185	427	328	337
Vancouver - Mt. Pleasant	12	0	0	0	58	170	1	0
Vancouver - Strath/Grand	5	5	0	0	66	181	45	147
Vancouver - Westside	52	19	0	0	268	0	61	125
Vancouver Total	87	35	15	0	2,805	1,393	862	1,125
West Vancouver	9	4	0	0	0	93	1	3
White Rock	0	0	0	0	3	90	39	52
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,803	2,271	15	10	7,575	7,349	3,032	2,917

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Anmore	1	9	4	0	0	0	5	9
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	0	0	0	0	1	1
Burnaby - Mountain	1	0	259	0	1	0	261	0
Burnaby - North	8	9	0	368	5	5	13	382
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	7	0	0	2	2	6	9
Burnaby - Central Park	8	5	0	0	4	4	12	9
Burnaby - Remainder	13	6	21	1	9	2	43	9
Burnaby Total	34	27	280	369	21	13	335	409
Coquitlam	20	23	0	10	12	16	32	49
Delta - Tsawwassen	1	2	3	0	0	1	4	3
Delta - Ladner	0	2	0	0	0	0	0	2
Delta - North	4	8	0	0	3	7	7	15
Delta	5	12	3	0	3	8	11	20
Langley City	0	3	0	0	0	0	0	3
Langley District	13	27	146	124	5	14	164	165
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	17	35	86	0	0	0	103	35
New Westminster	4	5	0	0	42	1	46	6
North Vancouver City	3	5	0	0	1	3	4	8
North Vancouver DM	0	9	75	0	0	1	75	10
Pitt Meadows	0	4	0	20	0	0	0	24
Port Coquitlam	4	5	34	24	29	0	67	29
Port Moody	0	0	0	0	0	0	0	0
Richmond	26	20	793	192	5	14	824	226
Surrey - South	25	25	40	41	5	4	70	70
Surrey - Cloverdale	7	11	0	0	3	4	10	15
Surrey - North	29	32	18	43	14	18	61	93
Surrey - Guildford	1	3	0	0	1	3	2	6
Surrey - Whalley	6	7	6	64	6	5	18	76
Surrey Total	68	78	64	148	29	34	161	260
University Endowment Lands	2	0	0	0	0	0	2	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	4	0	0	0	0	0	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	49	0	1	0	50
Vancouver - Kerrisdale	0	5	0	0	0	3	0	8
Vancouver - Marpole	0	4	0	0	0	0	0	4
Vancouver - Eastside	21	50	105	68	38	70	164	188
Vancouver - Mt. Pleasant	2	2	0	0	0	0	2	2
Vancouver - Strath/Grand	0	0	0	29	0	1	0	30
Vancouver - Westside	0	20	0	0	0	4	0	24
Vancouver Total	23	85	105	146	38	79	166	310
West Vancouver	2	9	0	0	0	0	2	9
White Rock	2	9	0	0	1	4	3	13
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	225	367	1,590	1,033	186	187	2,001	1,587

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2016	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	-	-
December 2015	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	1	4.2	5	20.8	3	12.5	10	41.7	5	20.8	24	-	-
Year-to-date 2015	2	16.7	3	25.0	4	33.3	2	16.7	1	8.3	12	-	1,860,608
Belcarra													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
December 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
December 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	6.7	2	13.3	7	46.7	3	20.0	2	13.3	15	-	1,525,875
Year-to-date 2015	6	42.9	2	14.3	3	21.4	2	14.3	1	7.1	14	-	-
Burnaby													
December 2016	0	0.0	0	0.0	1	2.7	13	35.1	23	62.2	37	2,830,000	2,786,079
December 2015	0	0.0	0	0.0	5	33.3	10	66.7	0	0.0	15	1,695,000	1,633,857
Year-to-date 2016	0	0.0	5	1.7	62	21.5	156	54.0	66	22.8	289	1,862,500	2,060,002
Year-to-date 2015	0	0.0	24	7.3	190	57.8	107	32.5	8	2.4	329	1,400,000	1,474,754
Coquitlam													
December 2016	0	0.0	0	0.0	1	4.5	16	72.7	5	22.7	22	2,200,000	2,150,490
December 2015	0	0.0	2	8.7	14	60.9	7	30.4	0	0.0	23	1,205,000	1,336,801
Year-to-date 2016	5	1.8	30	10.7	137	48.8	99	35.2	10	3.6	281	1,390,000	1,457,165
Year-to-date 2015	6	2.0	130	42.5	113	36.9	56	18.3	1	0.3	306	1,050,000	1,144,973
Delta													
December 2016	1	10.0	1	10.0	4	40.0	4	40.0	0	0.0	10	1,497,500	1,404,506
December 2015	0	0.0	2	16.7	7	58.3	2	16.7	1	8.3	12	1,347,500	1,404,933
Year-to-date 2016	1	0.8	16	12.8	71	56.8	31	24.8	6	4.8	125	1,295,000	1,425,595
Year-to-date 2015	4	2.5	69	42.6	67	41.4	20	12.3	2	1.2	162	1,050,000	1,162,378
Langley City													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	-	-
Year-to-date 2015	2	16.7	9	75.0	1	8.3	0	0.0	0	0.0	12	-	-
Langley District													
December 2016	1	6.7	6	40.0	7	46.7	1	6.7	0	0.0	15	1,100,000	1,091,729
December 2015	15	57.7	5	19.2	4	15.4	2	7.7	0	0.0	26	697,500	893,561
Year-to-date 2016	38	17.2	98	44.3	48	21.7	31	14.0	6	2.7	221	900,000	1,096,739
Year-to-date 2015	134	47.7	86	30.6	30	10.7	26	9.3	5	1.8	281	760,000	934,526

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Maple Ridge													
December 2016	7	38.9	9	50.0	2	11.1	0	0.0	0	0.0	18	820,000	815,930
December 2015	38	92.7	1	2.4	2	4.9	0	0.0	0	0.0	41	520,000	549,474
Year-to-date 2016	241	68.9	75	21.4	31	8.9	3	0.9	0	0.0	350	655,000	705,862
Year-to-date 2015	294	89.1	28	8.5	8	2.4	0	0.0	0	0.0	330	580,000	595,635
New Westminster													
December 2016	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	-	1,608,467
December 2015	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	4.0	9	18.0	29	58.0	10	20.0	0	0.0	50	1,300,000	1,306,388
Year-to-date 2015	22	34.4	22	34.4	20	31.3	0	0.0	0	0.0	64	782,500	855,288
North Vancouver City													
December 2016	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
December 2015	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	11	34.4	18	56.3	3	9.4	32	-	1,624,952
Year-to-date 2015	0	0.0	0	0.0	21	42.0	29	58.0	0	0.0	50	1,527,500	1,591,306
North Vancouver DM													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	-	2,068,363
Year-to-date 2016	0	0.0	0	0.0	11	9.4	58	49.6	48	41.0	117	2,335,000	2,617,740
Year-to-date 2015	0	0.0	1	0.6	31	19.7	102	65.0	23	14.6	157	1,885,000	1,996,600
Pitt Meadows													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	-	-
Year-to-date 2015	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	-	641,225
Port Coquitlam													
December 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
December 2015	3	37.5	2	25.0	3	37.5	0	0.0	0	0.0	8	-	944,280
Year-to-date 2016	2	8.0	13	52.0	7	28.0	3	12.0	0	0.0	25	-	803,250
Year-to-date 2015	6	23.1	12	46.2	8	30.8	0	0.0	0	0.0	26	-	933,358
Port Moody													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	10	71.4	2	14.3	2	14.3	14	1,300,000	1,443,711
Year-to-date 2015	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	6	-	-
Richmond													
December 2016	0	0.0	0	0.0	3	15.8	6	31.6	10	52.6	19	2,500,000	2,706,887
December 2015	0	0.0	0	0.0	9	47.4	6	31.6	4	21.1	19	1,640,000	1,793,043
Year-to-date 2016	0	0.0	8	2.7	20	6.7	139	46.6	131	44.0	298	2,240,000	2,424,580
Year-to-date 2015	1	0.3	11	3.0	118	32.6	166	45.9	66	18.2	362	1,795,000	1,870,847

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
December 2016	1	1.9	15	27.8	21	38.9	9	16.7	8	14.8	54	1,297,500	1,508,049
December 2015	17	19.3	37	42.0	20	22.7	9	10.2	5	5.7	88	912,500	1,132,986
Year-to-date 2016	72	7.4	366	37.6	353	36.3	136	14.0	46	4.7	973	1,100,000	1,240,949
Year-to-date 2015	313	32.3	425	43.9	148	15.3	55	5.7	28	2.9	969	850,000	976,107
University Endowment Lands													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	11.1	0	0.0	8	88.9	9	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Vancouver City													
December 2016	0	0.0	0	0.0	2	16.7	5	41.7	5	41.7	12	2,220,000	2,230,600
December 2015	0	0.0	1	1.4	18	25.7	30	42.9	21	30.0	70	1,950,000	2,326,376
Year-to-date 2016	3	0.4	10	1.5	63	9.2	209	30.6	398	58.3	683	2,730,000	3,360,949
Year-to-date 2015	5	0.7	10	1.3	153	19.9	292	38.1	307	40.0	767	2,170,000	2,496,968
West Vancouver													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	4,405,000	5,471,462
Year-to-date 2016	0	0.0	0	0.0	0	0.0	15	13.2	99	86.8	114	4,460,000	5,380,366
Year-to-date 2015	0	0.0	0	0.0	2	1.3	22	14.1	132	84.6	156	3,190,000	3,810,023
White Rock													
December 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
December 2015	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	-	2,099,823
Year-to-date 2016	0	0.0	2	3.3	4	6.7	29	48.3	25	41.7	60	2,100,000	2,371,440
Year-to-date 2015	0	0.0	5	8.3	11	18.3	28	46.7	16	26.7	60	-	1,953,875
First Nations													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	28	100.0	0	0.0	0	0.0	0	0.0	0	0.0	28	610,000	607,793
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
December 2016	10	4.7	32	14.9	50	23.3	65	30.2	58	27.0	215	1,690,000	1,971,518
December 2015	76	22.0	54	15.6	91	26.3	76	22.0	49	14.2	346	1,192,500	1,567,511
Year-to-date 2016	405	10.8	646	17.3	872	23.4	953	25.5	858	23.0	3,734	1,465,000	1,950,911
Year-to-date 2015	823	20.1	840	20.5	929	22.7	912	22.3	593	14.5	4,097	1,200,000	1,535,280

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	-	1,860,608	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	1,525,875	-	n/a
Burnaby	2,786,079	1,633,857	70.5	2,060,002	1,474,754	39.7
Coquitlam	2,150,490	1,336,801	60.9	1,457,165	1,144,973	27.3
Delta	1,404,506	1,404,933	0.0	1,425,595	1,162,378	22.6
Langley City	-	-	n/a	-	-	n/a
Langley District	1,091,729	893,561	22.2	1,096,739	934,526	17.4
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	815,930	549,474	48.5	705,862	595,635	18.5
New Westminster	1,608,467	-	n/a	1,306,388	855,288	52.7
North Vancouver City	-	-	n/a	1,624,952	1,591,306	2.1
North Vancouver DM	-	2,068,363	n/a	2,617,740	1,996,600	31.1
Pitt Meadows	-	-	n/a	-	641,225	n/a
Port Coquitlam	-	944,280	n/a	803,250	933,358	-13.9
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,706,887	1,793,043	51.0	2,424,580	1,870,847	29.6
Surrey	1,508,049	1,132,986	33.1	1,240,949	976,107	27.1
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,230,600	2,326,376	-4.1	3,360,949	2,496,968	34.6
West Vancouver	-	5,471,462	n/a	5,380,366	3,810,023	41.2
White Rock	-	2,099,823	n/a	2,371,440	1,953,875	21.4
First Nations	-	-	n/a	607,793	549,900	10.5
Vancouver CMA	1,971,518	1,567,511	25.8	1,950,911	1,535,280	27.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

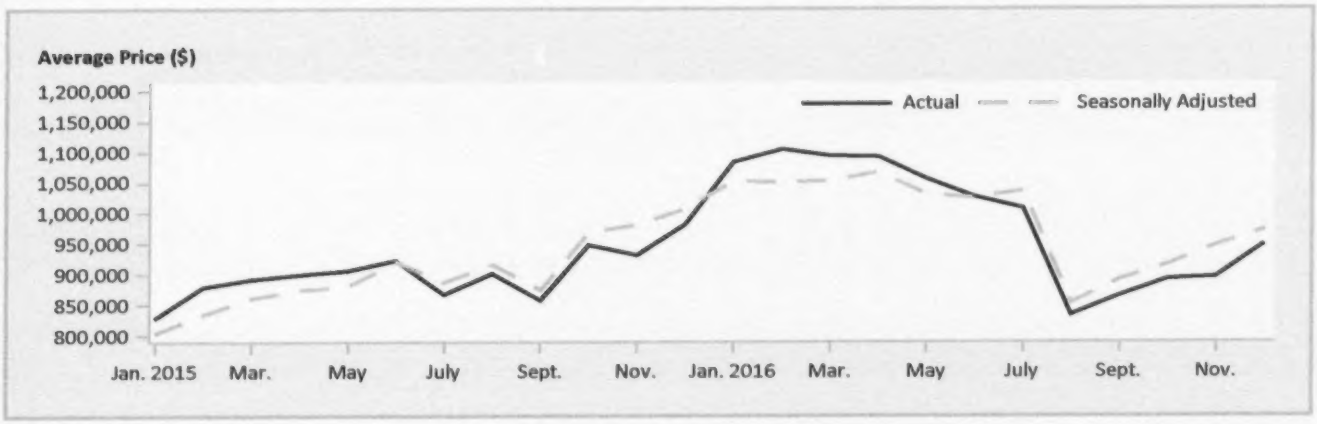


Figure 5.2: MLS® Residential Sales for Vancouver

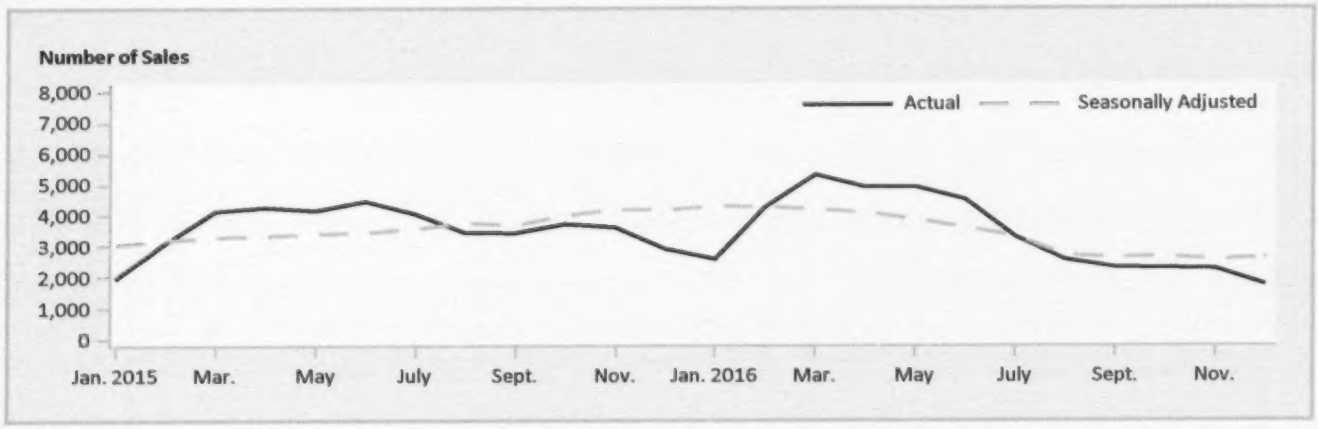
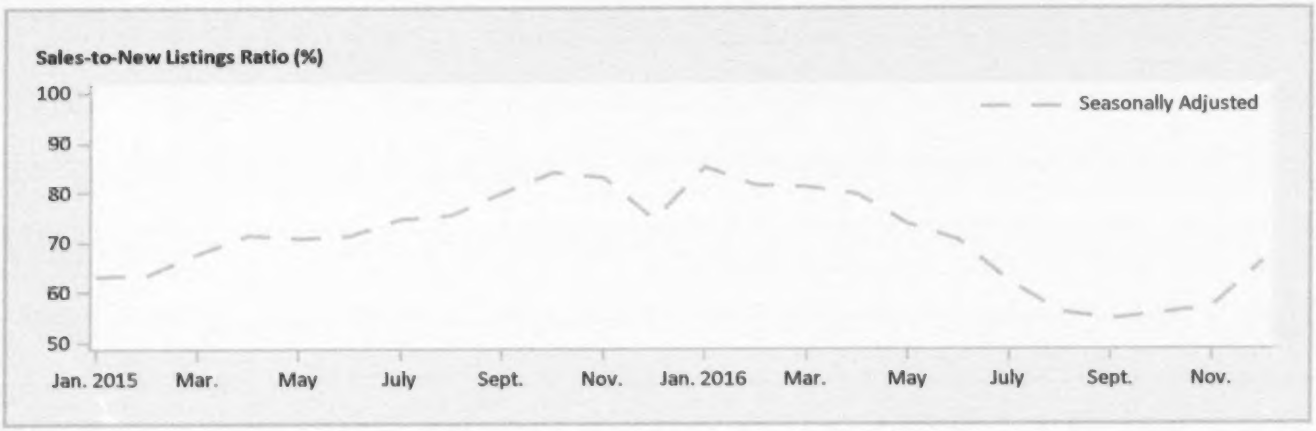


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74	102.3	125.7	1,366	5.5	66.8	921
	August	567	3.14	4.74	102.3	125.6	1,372	5.2	66.8	924
	September	561	3.14	4.64	102.6	125.4	1,374	4.9	66.6	923
	October	561	3.14	4.64	102.8	125.4	1,372	4.9	66.4	926
	November	561	3.14	4.64	102.5	124.6	1,363	5.1	66.0	925
	December	561	3.14	4.64		124.7	1,360	5.1	65.9	929

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	36	0	0	0	15	0	3	12	66
December 2015	25	0	0	0	4	0	2	9	40
% Change	44.0	n/a	n/a	n/a	**	n/a	50.0	33.3	65.0
Year-to-date 2016	406	16	10	27	247	308	36	86	1,136
Year-to-date 2015	363	4	0	5	154	165	25	90	806
% Change	11.8	**	n/a	**	60.4	86.7	44.0	-4.4	40.9
UNDER CONSTRUCTION									
December 2016	295	16	7	21	198	370	15	82	1,004
December 2015	309	0	0	4	145	227	15	73	773
% Change	-4.5	n/a	n/a	**	36.6	63.0	0.0	12.3	29.9
COMPLETIONS									
December 2016	18	0	0	1	14	0	1	7	41
December 2015	21	4	0	0	0	67	2	9	103
% Change	-14.3	-100.0	n/a	n/a	n/a	-100.0	-50.0	-22.2	-60.2
Year-to-date 2016	401	0	4	30	207	111	34	77	864
Year-to-date 2015	230	4	0	1	81	217	27	53	613
% Change	74.3	-100.0	n/a	**	155.6	-48.8	25.9	45.3	40.9
COMPLETED & NOT ABSORBED									
December 2016	66	0	0	1	12	74	n/a	n/a	153
December 2015	22	1	0	0	26	81	n/a	n/a	130
% Change	200.0	-100.0	n/a	n/a	-53.8	-8.6	n/a	n/a	17.7
ABSORBED									
December 2016	12	0	0	5	12	0	n/a	n/a	29
December 2015	26	3	0	0	25	67	n/a	n/a	121
% Change	-53.8	-100.0	n/a	n/a	-52.0	-100.0	n/a	n/a	-76.0
Year-to-date 2016	357	1	4	29	221	118	n/a	n/a	730
Year-to-date 2015	256	3	0	1	95	152	n/a	n/a	507
% Change	39.5	-66.7	n/a	**	132.6	-22.4	n/a	n/a	44.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2016	28	0	0	0	15	0	0	12	55
December 2015	19	0	0	0	4	0	2	9	34
Mission DM									
December 2016	8	0	0	0	0	0	3	0	11
December 2015	6	0	0	0	0	0	0	0	6
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2016	36	0	0	0	15	0	3	12	66
December 2015	25	0	0	0	4	0	2	9	40
UNDER CONSTRUCTION									
Abbotsford City									
December 2016	208	0	0	18	174	370	8	81	859
December 2015	249	0	0	4	145	227	12	72	709
Mission DM									
December 2016	87	16	7	3	24	0	7	1	145
December 2015	60	0	0	0	0	0	3	1	64
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2016	295	16	7	21	198	370	15	82	1,004
December 2015	309	0	0	4	145	227	15	73	773
COMPLETIONS									
Abbotsford City									
December 2016	18	0	0	1	14	0	1	7	41
December 2015	15	0	0	0	0	67	1	9	92
Mission DM									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	6	4	0	0	0	0	1	0	11
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2016	18	0	0	1	14	0	1	7	41
December 2015	21	4	0	0	0	67	2	9	103

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2016	46	0	0	1	12	74	n/a	n/a	133
December 2015	11	0	0	0	26	81	n/a	n/a	118
Mission DM									
December 2016	20	0	0	0	0	0	n/a	n/a	20
December 2015	11	1	0	0	0	0	n/a	n/a	12
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2016	66	0	0	1	12	74	n/a	n/a	153
December 2015	22	1	0	0	26	81	n/a	n/a	130
ABSORBED									
Abbotsford City									
December 2016	12	0	0	5	12	0	n/a	n/a	29
December 2015	16	0	0	0	25	67	n/a	n/a	108
Mission DM									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	10	3	0	0	0	0	n/a	n/a	13
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2016	12	0	0	5	12	0	n/a	n/a	29
December 2015	26	3	0	0	25	67	n/a	n/a	121

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	406	16	10	27	247	308	36	86	1,136
% Change	11.8	**	n/a	**	60.4	86.7	44.0	-4.4	40.9
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Abbotsford City	28	21	0	0	15	4	12	9	55	34	61.8
Mission DM	11	6	0	0	0	0	0	0	11	6	83.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	39	27	0	0	15	4	12	9	66	40	65.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	321	297	14	0	209	154	389	254	933	705	32.3
Mission DM	148	96	16	4	34	0	5	1	203	101	101.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	469	393	30	4	243	154	394	255	1,136	806	40.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Abbotsford City	15	4	0	0	0	0	12	9
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	15	4	0	0	0	0	12	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	209	154	0	0	308	165	81	89
Mission DM	34	0	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	243	154	0	0	308	165	86	90

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Abbotsford City	28	19	15	4	12	11	55	34
Mission DM	8	6	0	0	3	0	11	6
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	36	25	15	4	15	11	66	40

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	271	275	557	324	105	106	933	705
Mission DM	161	92	25	0	17	9	203	101
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	432	367	582	324	122	115	1,136	806

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Abbotsford City	20	16	0	0	14	0	7	76	41	92	-55.4
Mission DM	0	7	0	4	0	0	0	0	0	11	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	20	23	0	4	14	0	7	76	41	103	-60.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	352	139	14	2	193	79	183	270	742	490	51.4
Mission DM	113	119	0	4	4	0	5	0	122	123	-0.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	465	258	14	6	197	79	188	270	864	613	40.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Abbotsford City	14	0	0	0	0	67	7	9
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	14	0	0	0	0	67	7	9

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	193	79	0	0	111	217	72	53
Mission DM	4	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	197	79	0	0	111	217	77	53

Table 3.4: Completions by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Abbotsford City	18	15	15	67	8	10	41	92
Mission DM	0	10	0	0	0	1	0	11
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	18	25	15	67	8	11	41	103

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	296	125	348	299	98	66	742	490
Mission DM	109	109	0	0	13	14	122	123
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	405	234	348	299	111	80	864	613

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2016	1	5.9	0	0.0	2	11.8	2	11.8	12	70.6	17	830,000	782,292
December 2015	2	12.5	3	18.8	2	12.5	6	37.5	3	18.8	16	685,000	639,254
Year-to-date 2016	21	7.2	26	9.0	68	23.4	101	34.8	74	25.5	290	670,000	699,746
Year-to-date 2015	17	12.2	31	22.3	30	21.6	34	24.5	27	19.4	139	625,000	629,185
Mission DM													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	4	40.0	4	40.0	1	10.0	1	10.0	10	575,000	600,832
Year-to-date 2016	14	14.6	20	20.8	33	34.4	12	12.5	17	17.7	96	572,500	611,548
Year-to-date 2015	35	29.7	53	44.9	21	17.8	3	2.5	6	5.1	118	485,000	512,363
First Nations													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
December 2016	1	5.9	0	0.0	2	11.8	2	11.8	12	70.6	17	830,000	782,292
December 2015	2	7.7	7	26.9	6	23.1	7	26.9	4	15.4	26	600,000	624,476
Year-to-date 2016	35	9.1	46	11.9	101	26.2	113	29.3	91	23.6	386	670,000	677,308
Year-to-date 2015	52	20.2	84	32.7	51	19.8	37	14.4	33	12.8	257	540,000	572,363

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	782,292	639,254	22.4	699,746	629,185	11.2
Mission DM	-	600,832	n/a	611,548	512,363	19.4
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	782,292	624,476	25.3	677,308	572,363	18.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

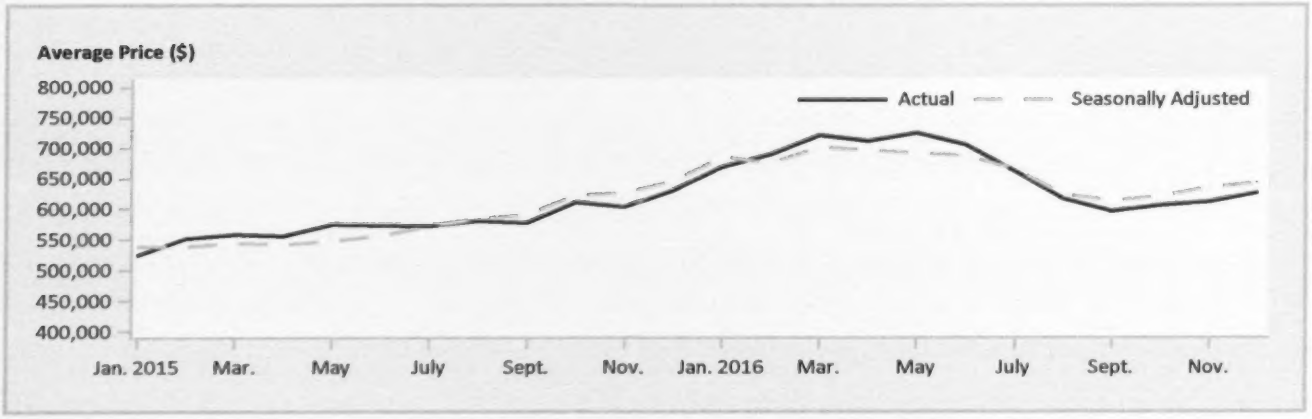


Figure 5.2: MLS® Residential Sales for Fraser Valley

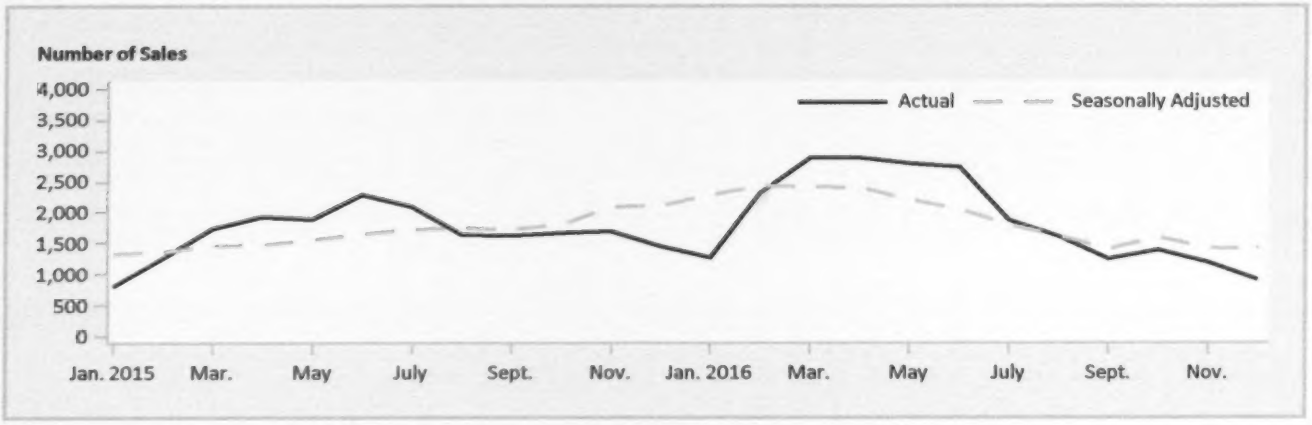
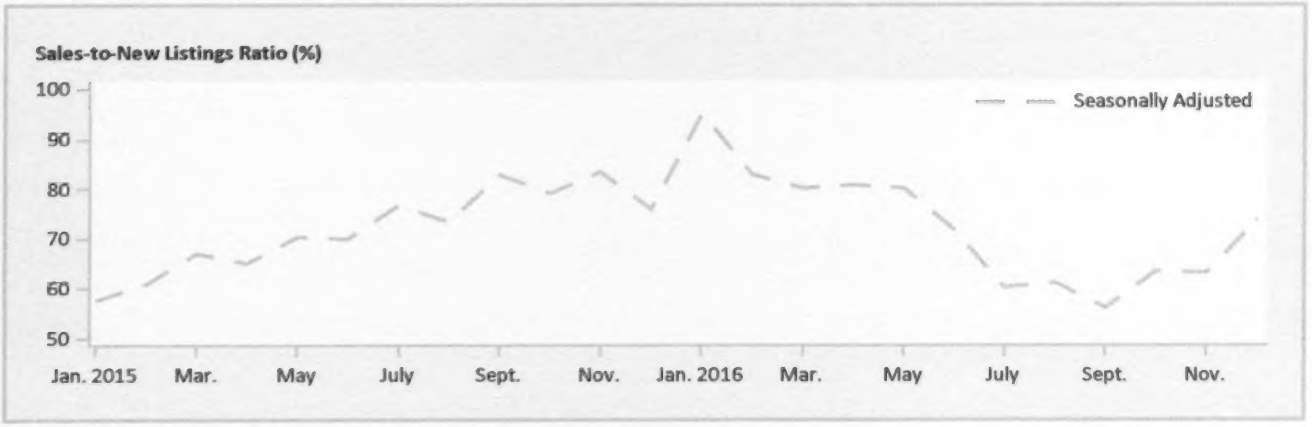


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74	100.5	123.3	90	6.3	65.3	871
	August	567	3.14	4.74	100.5	123.4	92	6.0	65.9	885
	September	561	3.14	4.64	100.8	123.2	93	6.0	66.7	888
	October	561	3.14	4.64	101.1	123.1	92	6.4	66.7	887
	November	561	3.14	4.64	100.8	122.7	94	6.5	67.5	868
	December	561	3.14	4.64		122.7	94	6.1	67.5	860

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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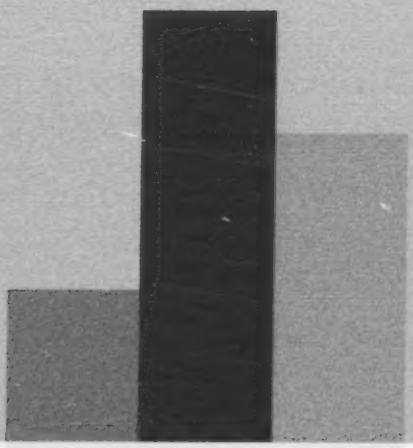

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